

- Two bedroom cottage with fabulous sea views
- Fully redecorated throughout
- Staithes, Runswick Bay and Whitby within walking distance



70 Rosedale Lane, Port Mulgrave, Saltburn-By-The-Sea,  
Cleveland, TS13 5LE

Guide Price £218 000

Property Group  
**ASTIN'S**

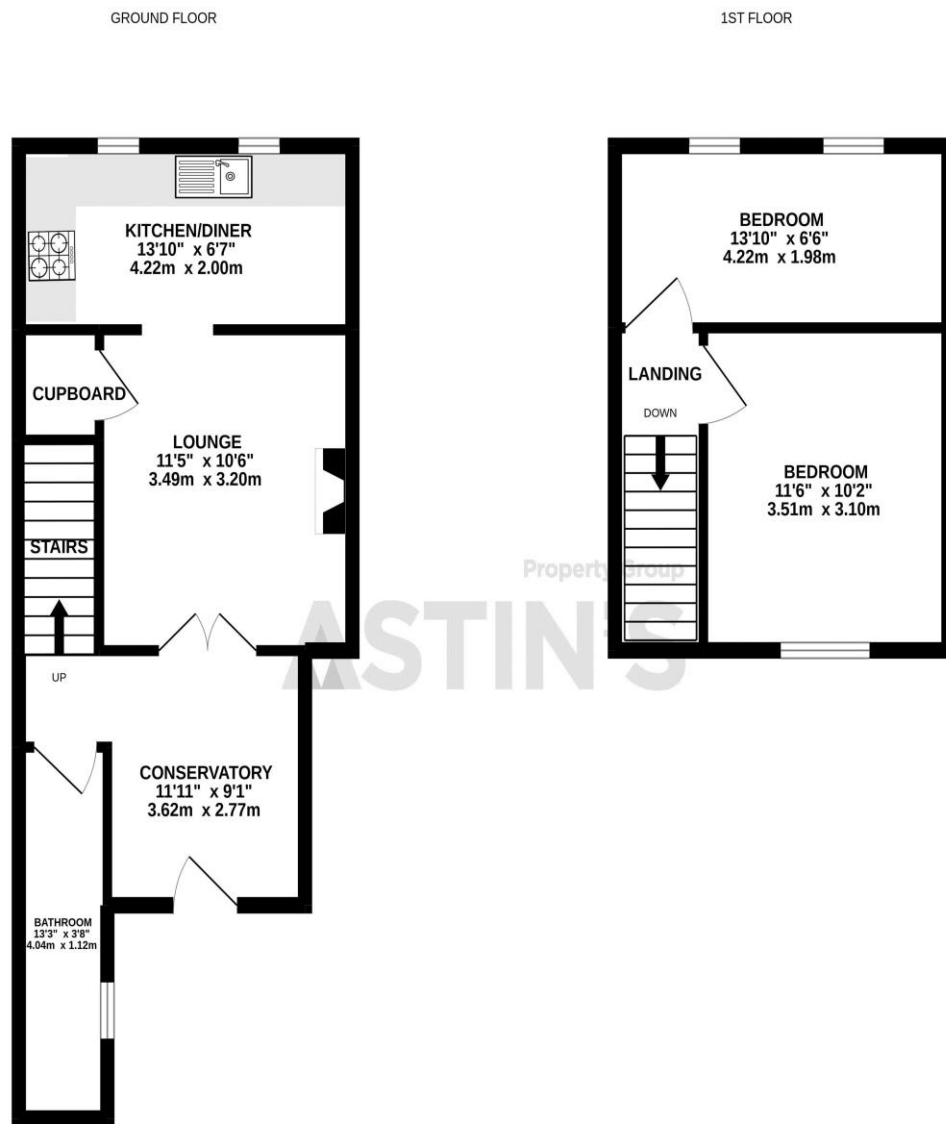




70 Rosedale Lane has everything and certainly warrants closer inspection to be fully appreciated. A contemporary, two bedroom cottage situated in the popular coastal hamlet of Port Mulgrave. What once was a workers mining cottage is now a modern and stylish family home with gas central heating and double glazing throughout.

The accommodation has been upgraded by the current owners, and is now a fabulous 'turn-key' property. The living space briefly comprises a kitchen/diner with shaker style fitted units and built-in appliances, there is a cosy lounge with log burner, a light and airy conservatory and bathroom with separate bath and walk-in shower completing the ground floor. The first floor offers a single bedroom and a double, both with amazing rural and sea views.

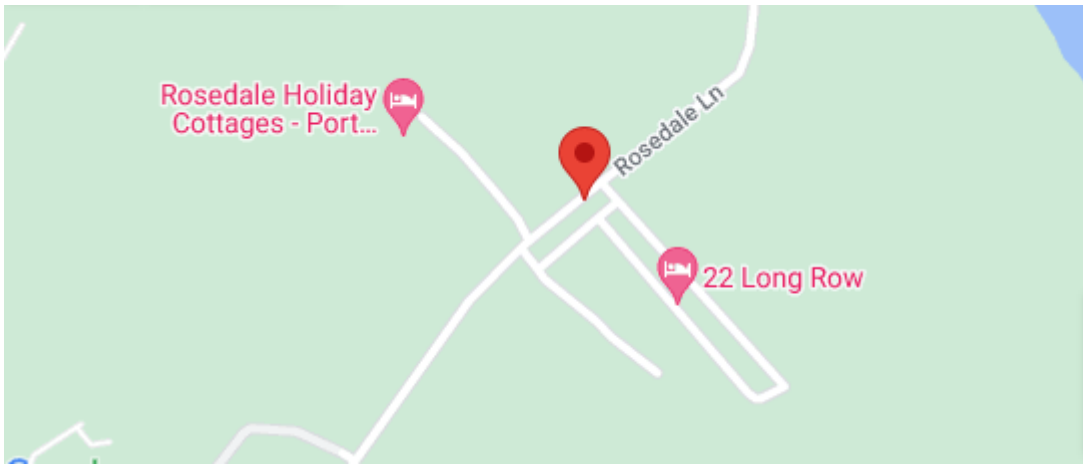
Externally there is an enclosed yard, which creates a lovely seating area. With Staithes, Runswick Bay and Whitby all within walking distance, this beautiful cottage would make a perfect base to explore the area. It would make a great starter home for first time buyers, second home or holiday let investment also.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Always a warm welcome 7 days a week





**TENURE:**

We have not had sight of the Title Deeds but believe the property to be held on a Freehold basis.

**SERVICES:**

All mains services are connected to the property.

**REF: 3968**

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:  
 (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

**Energy performance certificate (EPC)**

|   |                           |  |
|---|---------------------------|--|
| 70, Rosedale Lane<br>Port Mulgrave<br>SALTBURN-BY-THE-SEA<br>TS13 5LE | Energy rating<br><b>E</b> | Valid until: 10 September 2022<br>Certificate number: 8172-7521-0820-0100-7996 |
| Property type   |                           | Mid-terrace house  |
| Total floor area  |                           | 62 square metres   |

**Rules on letting this property**

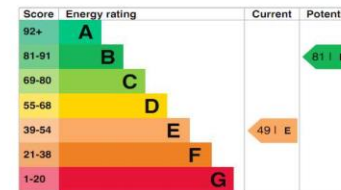
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy efficiency rating for this property**

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

Astin's

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