



Inglebys

Estate Agents



Sunny Lea Elliotts Yard

Staithes Saltburn-By-The-Sea, TS13 5BJ

Price Guide £230,000



Located in the charming fishing village of Staithes, this three-bedroom house at Elliotts Yard presents a unique opportunity for those seeking a project to make their own. Located at the bottom of the village, the property is surrounded by the picturesque scenery that this coastal area is renowned for.

Staithes is known for its rich maritime history and vibrant community, with local amenities and stunning coastal walks just a stone's throw away. This property not only offers a chance to embrace the coastal lifestyle but also the opportunity to restore a piece of history in one of North Yorkshire's most beloved villages.

With its prime location and the potential for transformation, this house is a rare find in the market. Whether you are looking to create a family home or a holiday retreat, Elliotts Yard is waiting for your vision to bring it back to life.



Tenure: Freehold
Council Tax: Scarborough Council - Band B
EPC Rating: Await EPC

Living Room

Window to the front aspect.
Beamed ceiling.
Open fireplace.

Dining Room

Window to the rear aspect.
Open fireplace with a tiled back and hearth.

Kitchen

Windows to the side and rear aspect.
A range of fitted base units with roll top work surfaces.
Tiled flooring.

Bedroom

Two windows to the front aspect.

Bedroom

Window to the rear aspect.

Bedroom

Window to the rear aspect.

Bathroom

Frosted window.
Panelled bath with shower over.
Pedestal wash hand basin.
Low level WC.
Fully tiled walls.

Attic Room

Fully boarded with power and light.

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

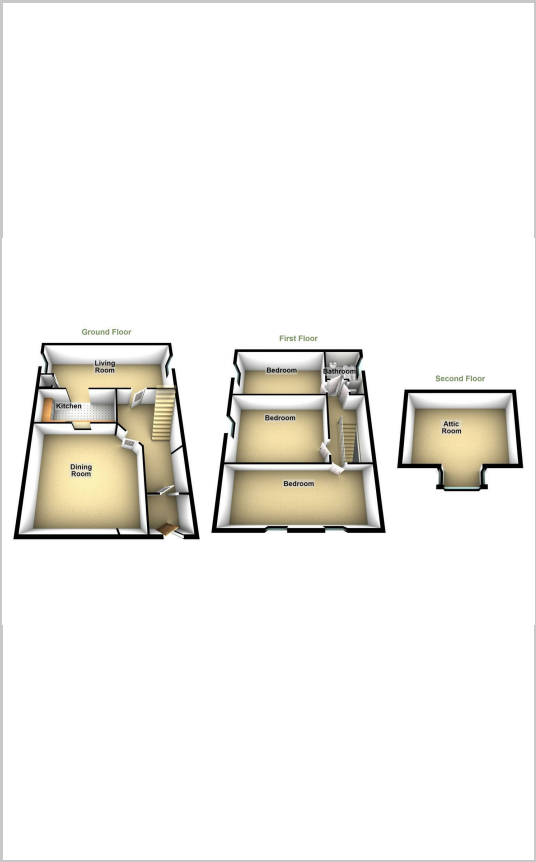
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

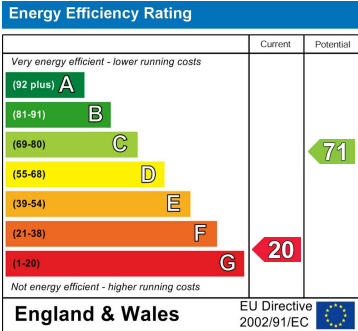
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.