



## Sunny Lea Elliotts Yard

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

**Price Guide £250,000**



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.

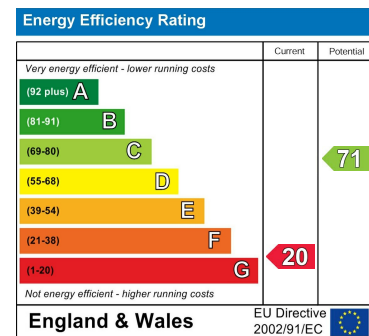
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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