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Estate Agents



Shingle Cottage Beckstones Yard

High Street Staithes, TS13 5BH

£185,000



Shingle Cottage is a beautifully presented and sympathetically built, one bedroom cottage located within the heart of Staithes' fishing village. Situated within a stones throw of the beach, local hospitalities, not to mention the Cleveland Way with its coastal walks, if you are looking for a quaint coastal retreat then this is the cottage for you at an incredibly attractive price!

Blending rural charm with exposed timbers to floors and ceilings Shingle Cottage provides a real cosy feel throughout, just set back from the High Street in a private yard that is Beckstones Yard.

The property has been lovingly cared for by the current owners and is being sold with no onward chain, viewing Shingle Cottage is highly recommended so that you can appreciate this exquisite cottage.



Property briefly comprises: Front stable door to lounge/kitchen area, downstairs WC and open plan staircase to the first floor bedroom and shower.

Tenure: Freehold
Council Tax: Scarborough Council. Band-A
EPC Rating: E

Lounge/Kitchen 13'10" x 13'8" (4.24m x 4.17m)
An open plan lounge/kitchen with exposed timbers floors and beams to ceiling, a stable door to the front allowing the day to enter the room, wooden double glazed window to the front aspect. A multi-fuel burning stove with tiled hearth provides a nice cosy feel to the room, a timber open staircase to the first floor.
To the kitchen area there are base units with red shaker style doors, solid wooden worktops and tiled splashbacks, a Belfast sink with chrome mixer, slot in electric oven. Door to downstairs WC.

Downstairs WC 5'9" x 4'1" (1.77m x 1.26m)
Furnished with a white cloakroom suite, original floorboards and tiling to the sink area.

First Floor

Bedroom 14'0" x 13'8" (4.27m x 4.17m)
A double bedroom with carpet to the floor, hardwood double glazed window to the front aspect and original beams to the ceiling, a shower enclosure with electric shower, airing cupboard housing the cylinder.

Externally
The property is located within Beckstones Yard, which is a privately owned yard for Shingle Cottage along with the other cottages in the yard. The new owners will have a joint ownership over the yard and its access split between the cottage owners. Further details available on request from the agent.

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.

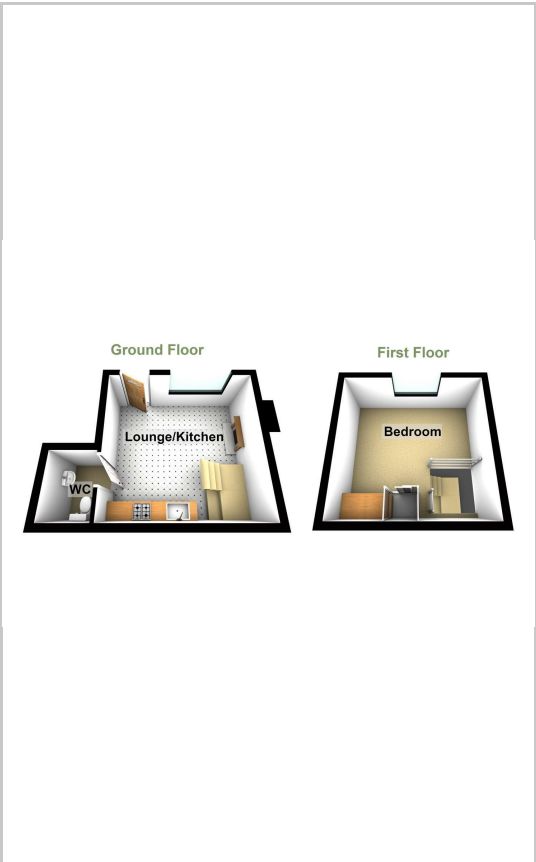
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Area Map



Floor Plans



Energy Efficiency Graph

