



Inglebys

Estate Agents



Harbour Cottage High Street

Staithes, TS13 5BQ

Offers Over £225,000



We are delighted to offer for sale this simply stunning seaside cottage, idyllically located in the popular fishing village of Staithes.

Refurbished throughout to a high standard, currently utilised as a successful holiday let which consistently produces an annual revenue in excess of £30,000. Sold with all furnishings and forward bookings in place.



Tenure: Freehold

Council Tax: Scarborough Council, Currently exempt for business rates

EPC Rating: D

Living Area, 13.36m2
Glazed window to the side aspect and a sash widow to the front, TV point, fitted kitchen units in a deep blue, with granite effect roll top work surfaces, integrated butler sink and a single electric, integrated oven and matching induction hob, tiled splashbacks, staircase rising to the first floor, wood effect flooring.

First Floor Landing, 4.77m2
Wooden doors to the shower room and bedroom one, staircase rising to the second floor.

Shower Room
A three piece suite comprising of a low level WC, wash basin inset into a vanity unit and a glass shower enclosure, half panelled walls, tiled flooring, extractor fan.

Bedroom One, 6.26m2
Traditional sash window to the side aspect.

Second Floor Bedroom, 8.02m2
Sash windows to both side aspects, under eaves storage cupboard, wall mounted lighting.

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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.

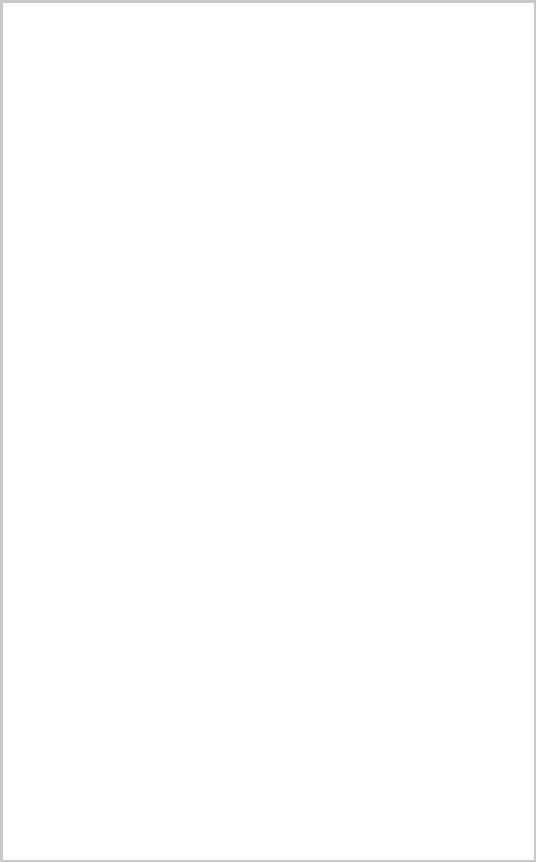
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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Area Map



Floor Plans



Energy Efficiency Graph

