



**Windsor House, Church Street, Staithes,  
Saltburn-By-The-Sea, Cleveland, TS13 5DB**

Its very rare for such an opportunity to purchase a property benefiting from OFF STREET PARKING, a REAR ENCLOSED GARDEN and a CONSERVATORY situated in the much sought after fishing village of Staithes, Offering stunning sea views. Having deceptively spacious accommodation set across three principal floors. Viewing comes with a high recommendation.



**Full of charm and character**

**Extended to the rear in 1964**

**Most windows with 'Tilt & Open' facility**

**EPC rating 'F'**

**Maintained to a high standard**

**Ideal second / holiday home**

**£315,000**

## Entrance Vestibule

Door leading to the Lounge.

## Lounge / Diner 17' 10" x 10' 11" (5.43m x 3.32m)

Three double glazed windows to the side aspect and one to the front. 'Attractive' wood surround housing a Log burner with a tiled back and stone hearth. Night storage heater and electric wall heater. Stairs rising to the first floor with under stair storage cupboard with shelving. Characteristic beamed ceilings with inset spot lighting. Door leading to the Kitchen.

## Kitchen 9' 10" x 10' 6" (2.99m x 3.20m)

Double glazed window to the rear aspect and 'Port hole' to the side. Fitted with matching wall and base units incorporating roll top work surfaces, One and a half drainer stainless steel sink unit with a mixer tap and tiled splash backs. Plumbing for an automatic washing machine. Built in 'Electric' oven and a four ring 'Electrolux' hob with an extractor hood over. Integrated Dishwasher. Inset spot lighting. Night storage heater. Tiled flooring. Door leading to the Conservatory.

## Conservatory 11' 3" x 5' 8" (3.43m x 1.73m)

Double glazed units to the side and rear aspects. Tiled effect flooring. Door providing access to the side Patio.

## First floor landing

Double glazed window to the rear aspect.

## Shower room / WC 6' 8" x 6' 1" (2.03m x 1.85m)

Double glazed window to the rear aspect. Three piece suite comprising of a low level WC, inset wash hand basin and a glazed shower cubicle housing a 'Mira Sport' electric shower. Built in vanity units. Built in storage cupboard housing the 'Solectra XL' water heater. Heated towel rail. Extractor unit. Fully tiled walls.

## Bedroom one 10' 1" x 10' 8" (3.07m x 3.25m)

Double glazed windows to the front (with sea views) and side aspects. Night storage heater. Fitted wardrobes with overhead storage. Fitted drawers. Feature cast iron fireplace. Recess with built in storage and shelving.

## Second floor landing

Sky light to the rear aspect.

## Bedroom two 11' 5" x 9' 4" (3.48m x 2.84m)

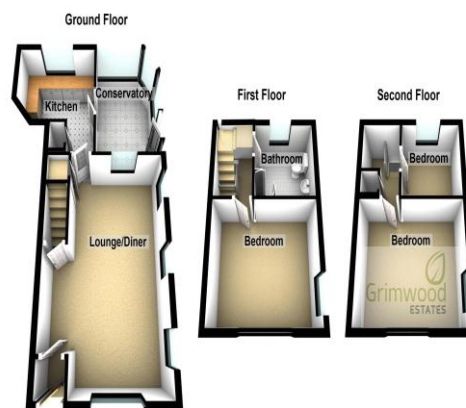
Sky light to the front aspect. Double glazed windows to the front (with sea views) and side aspects. Night storage heater. Fitted wardrobes with overhead storage.

## Bedroom three 6' 11" x 8' 4" (2.11m x 2.54m)

Double glazed window to the rear aspect. Night storage heater.

## Externally

There is a driveway to the side of the property providing off street parking. There is patio area to the side of the Conservatory which leads to steps descending to a sheltered garden and decked area with borders housing a variety of plants, shrubs and bulbs.



### MONEY LAUNDERING REGULATIONS 2003 :

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### AGENTS NOTES:

Grimwood Estates themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract.

All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to the property.

All measurements & floorplans are approximations and should only be used as a general guide.

The mention of any appliances and/or services within the sales particulars does not imply that they are in full and efficient working order.

Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

Any statements given regarding planning permissions should not be relied upon fact and any prospective purchasers should have their solicitor confirm permissions before entering a contract.

# Energy Performance Certificate

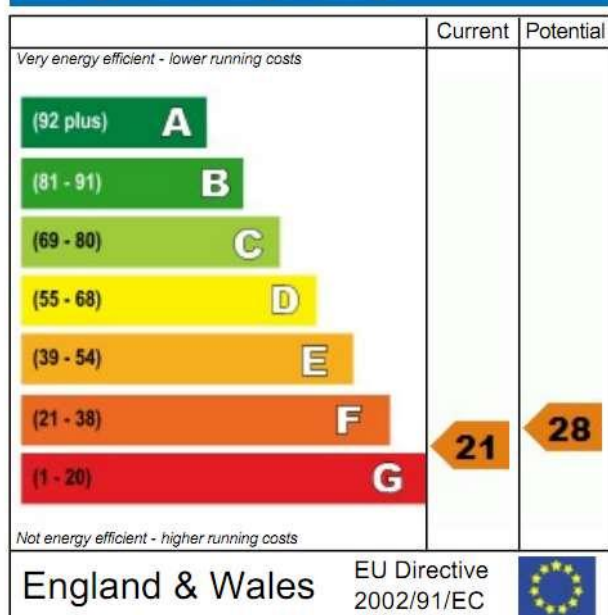


Windsor House  
Church Street  
Staithes  
SALTBURN-BY-THE-SEA  
TS13 5DB

Dwelling type: Semi-detached house  
Date of assessment: 20 November 2009  
Date of certificate: 23-Nov-2009  
Reference number: 9075-2800-6392-0021-0955  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 66 m<sup>2</sup>

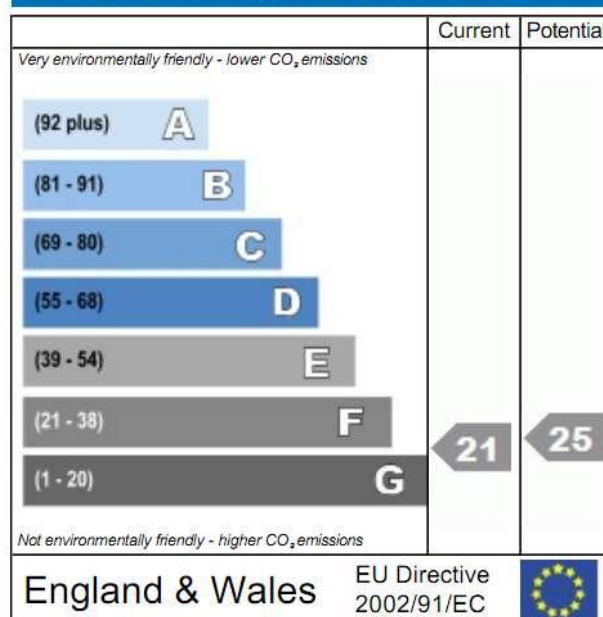
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



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

## Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	850 kWh/m <sup>2</sup> per year	769 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	8.5 tonnes per year	7.7 tonnes per year
Lighting	£70 per year	£ 36 per year
Heating	£1070 per year	£ 912 per year
Hot water	£205 per year	£ 205 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.