

- 5* lodge located in 5* gated development
- 2 double bedrooms with en-suite to master
- Parking for three cars



6, The Pines, Hinderwell Lane, Runswick, Saltburn-By-The-Sea, Cleveland,
TS13 5HR

Guide Price £245,000

Property Group
ASTIN'S



This stunning lodge is located within the gated 5* development "The Pines" located in Runswick Bay. Quite literally a hop skip and a jump from Runswick bay beach and the coastal village of Staithes. This beautiful modern development offers a secluded getaway location and the lodge would make an ideal investment property either for a holiday bolt hole, holiday let or permanent residence.

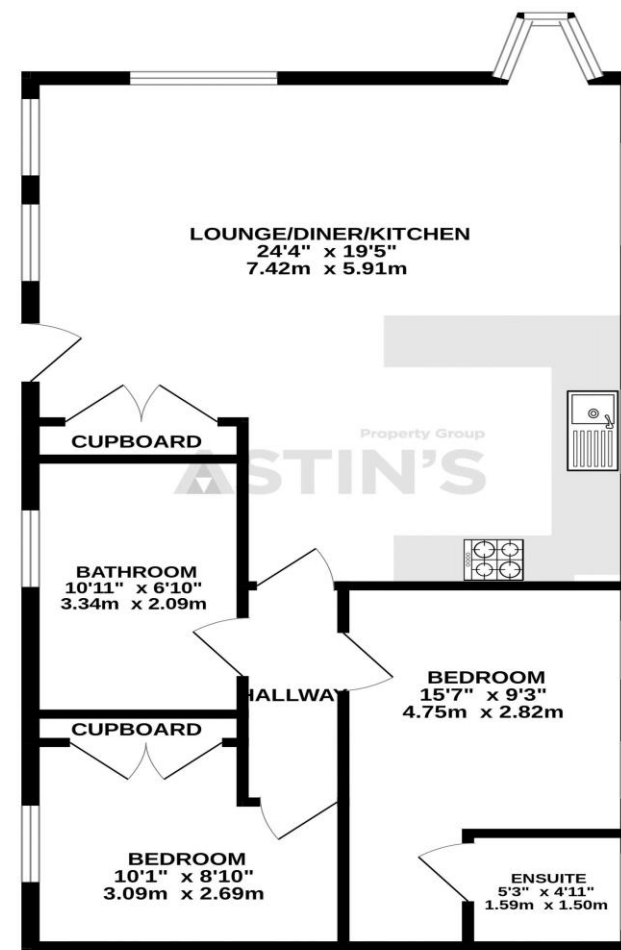
The site is open 12 months of the year with no restrictions. The lodge is impressive throughout and offers masses of space with open light flooding through. The lounge/kitchen/diner is all open plan with 6 windows offering views out of every angle. The Kitchen is high spec with integral appliances, gas stove, pantry cupboard and breakfast bar. There are patio doors leading out to the deck. The lounge area offers space and has a fantastic flow throughout. There are two double bedrooms with en suite shower room to the master and good size modern bathroom. To the front of the lodge there is a wraparound decked area and parking for up to 3 cars.

The accommodation is warmed with gas central heating and is double glazed throughout. The park has lots of colourful green areas and is a haven of peace and tranquillity.

Currently a successful holiday let the lodge is to be sold with all contents and ongoing bookings if desired.

This lodge certainly warrants closer inspection

GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Always a warm welcome 7 days a week



TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a leasehold basis.

SERVICES:

All mains services are connected to the property.

REF: 9869

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:

(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

Astin's

47 Flowergate

Whitby, North Yorkshire, YO21 3BB

Energy Performance Certificate

**17 Any Street,
Any Town,
County,
Y13 8JG**

Dwelling type: Detached house
Date of assessment: 02 February 2007
Ease of certificate: [dd mmmm yyyy]
Reference number: 0000 0000 0000 0000 0000
Total floor area: 186 m²

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 (CO₂) emissions.

Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
A (91-100)		
B (81-90)		
C (71-80)		
D (61-70)		
E (51-60)		
F (41-50)		
G (31-40)		

Max energy efficiency - Higher ratings are better
 EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Environmental Impact (CO ₂) Rating	Current	Potential
A (10-45)		
B (46-70)		
C (71-95)		
D (96-120)		
E (121-145)		
F (146-170)		
G (171-200)		

Max environmental efficiency - Lower CO₂ emissions are better
 EU Directive 2002/91/EC

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	453 kWh/m ² per year	178 kWh/m ² per year
Carbon dioxide emissions	13 tonnes per year	4.5 tonnes per year
Lighting	£81 per year	£88 per year
Heating	£1123 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standard assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. The certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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

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

For all our properties visit www.astin.co.uk

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