

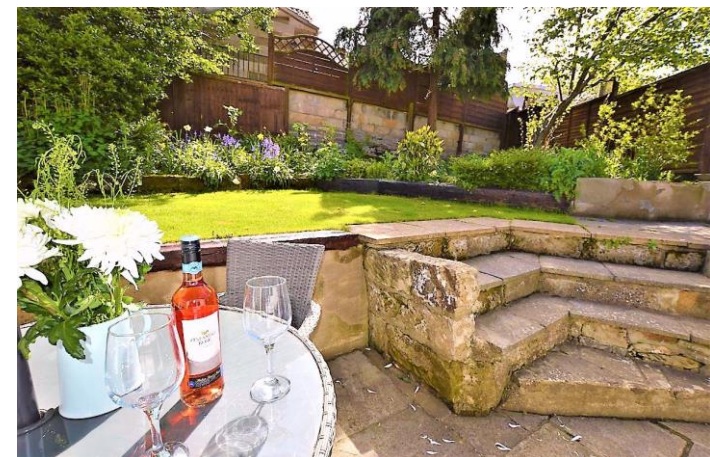
- Town centre location
- Garage plus on street parking and garden
- Immaculately presented throughout



2 Waterstead Cottages, Waterstead Lane, Whitby, North Yorkshire,  
YO21 1PF

Guide Price £275,000

Property Group  
**ASTIN'S**



This fabulous cottage is located in the heart of the town centre but away from the hustle and bustle to make it a fabulous getaway cottage.

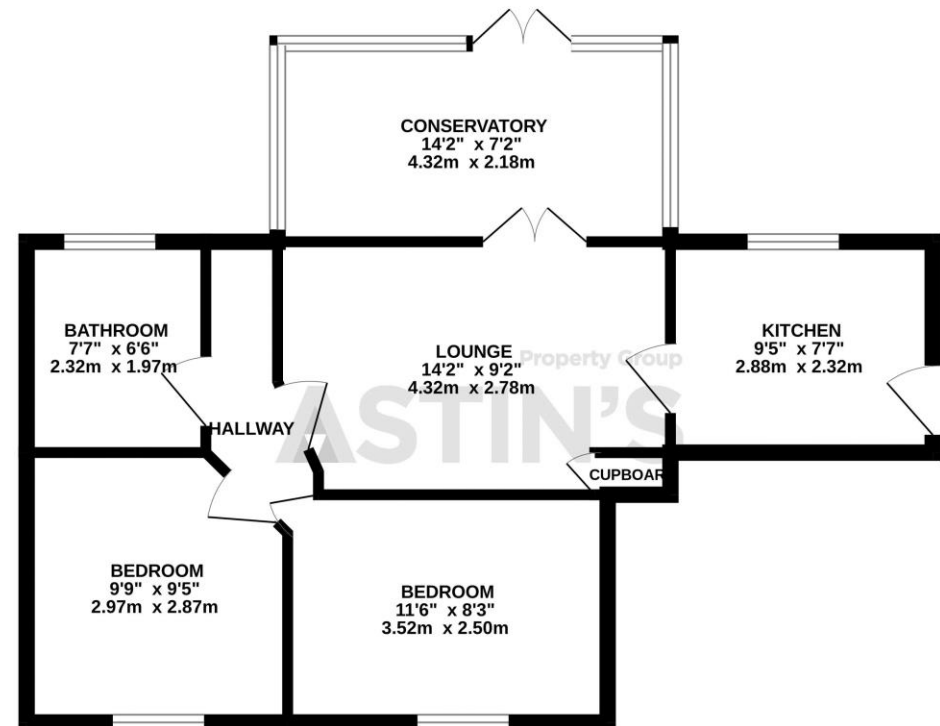
Currently a holiday let this property is offered with no upward chain and can be sold as a going concern if desired.

The Cottage ticks many boxes, it is deceptively spacious throughout and offers comfortable accommodation. All on one level the property offers a good size modern kitchen with electric hob and cooker, with views over the patio and garden, onto a good size lounge with french doors opening into a conservatory that is perfect for relaxing and enjoying the South facing garden. Double doors lead out onto a generous patio with terraced lawned area and low maintenance, well established shrubs. There are two double bedrooms and modern family bathroom with both bath and free standing shower.

The property offers under-croft garage parking and there is also ample street parking near by.

This property certainly warrants closer inspection to be truly appreciated.

GROUND FLOOR  
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 557 sq.ft. (51.8 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



# Energy performance certificate (EPC)

2 Waterstead Cottages Waterstead Lane WHITBY YO21 1PF	Energy rating <b>D</b>	Valid until: 10 July 2033
		Certificate number: 5317-9023-8050-0240-5292

**Property type**  
Semi-detached bungalow

**Total floor area**  
54 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy rating and score**

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

**TENURE:**

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

**SERVICES:**

All mains services are connected to the property.

**REF: 9863**

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.

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.

**Astin's**

**47 Flowergate**

**Whitby, North Yorkshire, YO21 3BB**

For all our properties visit [www.astin.co.uk](http://www.astin.co.uk)

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