

- Immaculately presented three bed terraced house
- Balcony, private patio front and rear
- Delightful elevated views over the Viaduct



Cosy Cottage, 10, Riverside View, Larpool Lane, Whitby, North Yorkshire, YO22 4NZ

Guide Price £229,950

Property Group
ASTIN'S



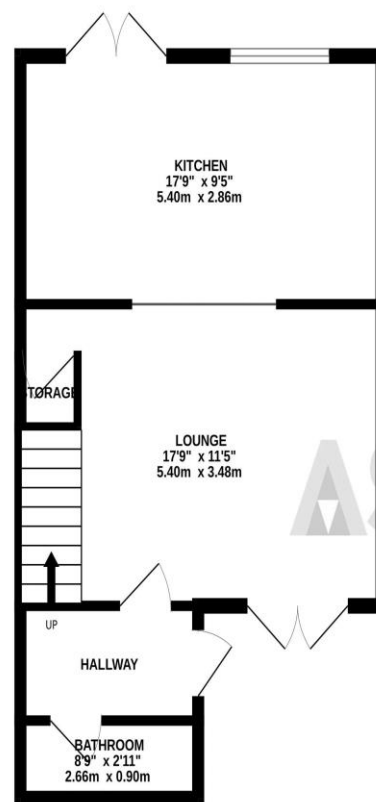
Cosy Cottage is a beautiful example of how fabulous these properties really are, they are laid out exceptionally well and offer spacious accommodation, views and an excellent location, what more could one want? built in a small development of only 17 houses these properties are private and set in a tranquil location with walkways direct into Whitby and Ruswarp and the Cinder Track.

The ground floor comprises of a large lounge with patio doors leading out onto a front patio, perfect for feeding the ducks when they waddle along! There is a through archway leading to a modern kitchen/diner again with patio doors leading out to a private back garden patio area that has glorious views across the Valley and countryside. This space is wonderfully light and airy and has a fantastic flow. There is also the benefit of a downstairs cloakroom.

To the first floor there are two double bedrooms and one single bedroom all again with delightful views, the master double bedroom has patio doors leading out onto a balcony that enjoys views across to the Viaduct and down to the River Esk, a fabulous view to enjoy a glass of wine, morning coffee or a good book!

There are fitted wardrobes to both master bedrooms. There is a large family bathroom to this floor and ample storage. This property is currently a successful holiday let, there is an 8 month occupancy restriction to the property and they cannot be used as a permanent residence.

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.5 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: 7352

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.

Energy Performance Certificate

17 Any Street,
Any Town,
County,
YY3 8XX

Dwelling type: Detached house
Date of assessment: 02 February 2007
Date 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - A			
Energy efficient - B			
Decent energy efficiency - C			
Below average energy efficiency - D			
Below average energy efficiency - E			
Poor energy efficiency - F			
Very poor energy efficiency - G			
	37	73	69

England & Wales EU Directive 2002/91/EC

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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.

Astin's

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