

Ideal location in the heart of Whitby town centre

Bursting with period features and character

1 Rose & Crown Yard, Whitby, North Yorkshire, YO21 3BE Guide Price £225,000

Property Group



















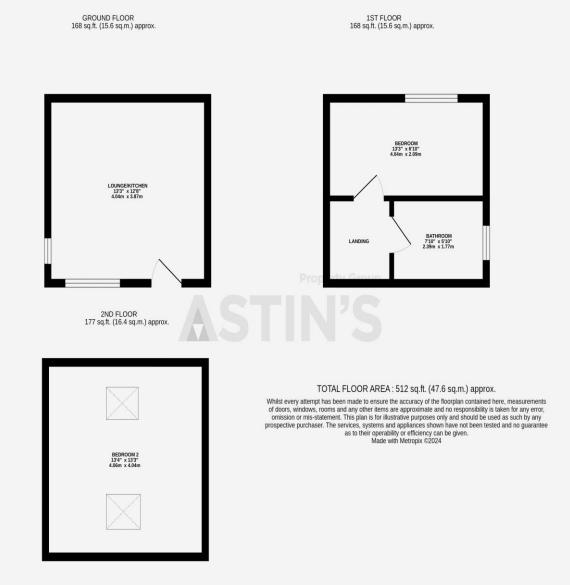
Astins are super pleased to bring to market this adorable cottage that has been brought back to its former glory by the current vendor.

This Cottage has plenty of history which can be traced back through the census to the 1860's when three families called this wonderful cottage home. The rear wall of the property dates back even further and is thought to be part of the Blacksmiths which used to be located in this yard.

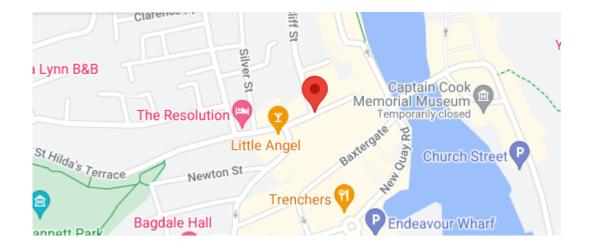
The accommodation is over three floors and every floor is well laid with lots of natural light flooding through. The ground floor comprises of an open plan, lounge/kitchen with flagged floor, original fireplace with cosy log burner, original cupboards for useful storage, bespoke kitchen with handmade cabinetry and original brickwork, beams and original archways. To the first floor there is a good size double bedroom and family bathroom, and a further large double bedroom to the top floor with two velux windows adorning the room with natural light. There are so many nods to the era throughout the cottage and even the additions to the cottage are period, even down to the internal doors. The original beams are present throughout the property along with the high skirting's and original windows.

Rose & Crown is a very historic yard that is steeped in Whitby history, all of the cottages have tall tales to tell and as soon as you enter this cottage you are transported back to a bygone era, a very special cottage indeed.

Literally a hop into the town centre this cottage is ideal if you are looking for a bespoke and well positioned holiday let, bolt hole property or buy to let in the heart of Whitby and offered with no upward chain with furnishings.



# 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 Freehold basis.

### SERVICES:

All mains services are connected to the property.

## **REF: 1279**

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.

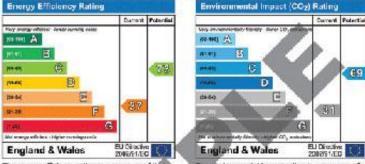
### Astin's

47 Flowergate





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



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the mong the more energy efficient the home is and the lower the fact bits will be. The environmental impact rating is a measure of a home simplect on the environment in terms of carbon dicade (CO<sub>2</sub>) emissions. The higher the home less impact it has on the environment.

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

	Gurrent	Potontial
Energy Use	453 #Withins' per year	178 kWh/m² per year
Caston dicade emissione	ta tannes par year	4.9 tonnes por year
Lighting	E81 per year	£365 per year
Histop	£1173 perysar	E457 peryser
Hot water	E219 per year	£104 per year

Based on pandardised assumptions about desupancy, heating patterns and geographical location, the above table provides an inclusion of flow much it will cest to provide lighting, heating and hot water to this home. The fuel course or yields in the according to flow much it will cest to provide lighting, heating and hot water to this home. The fuel course or yields in the according to the according to account the oper of fuel and not any associated envice, maintenance or usafety inspection. The definition the central fuel and not any associated envice, maintenance or usafety inspection. The central charge schedule the date the certificate was issued, because fuel prices can increase over time and enables can increase over time and enables for provide the monotone 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

Tel: 01947 821122 Option 1

Email: property@astin.co.uk