

- Detached holiday chalet
- Ideally located at the top of Staithes Bank
- 3 bedrooms



Chalet 3, Staithes Caravan Park, 75 Staithes Lane, Staithes,  
Saltburn-By-The-Sea, Cleveland, TS13 5AD

Guide Price £100,000

Property Group  
**ASTIN'S**



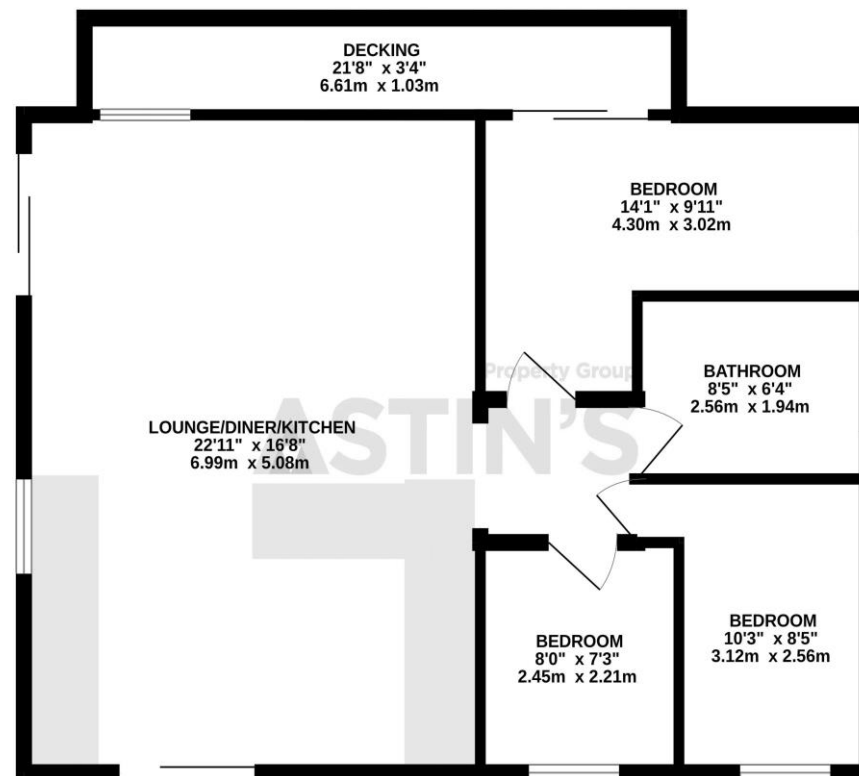
This delightful three bed chalet sits idyllically at the top of Staithes bank and would make the most fabulous holiday home.

The chalet is nestled at the bottom of Staithes Holiday park close to the beck and offer a peaceful and tranquil setting, the perfect setting for a home from home by the beach. The accommodation comprises of a large open plan lounge/kitchen/diner with patio doors out to the green area to the rear of the chalet and patio doors leading out to a side garden that overlooks the beck at the bottom. There are three bedrooms and patio doors leading out to a decked area from the master bedroom.

There is parking to the rear and plenty of green open space, you are sheltered by the cliff side and just a short stroll into Staithes village and all of its amenities.

The chalet can NOT be holiday let and is subject to an 11 month occupancy restriction but it can make a lovely holiday home or just a place to weekend and relax.

GROUND FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.7 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 Freehold basis with restrictions according to the site lease.

**SERVICES:**

All mains services are connected to the property other than mains gas, the gas is supplied by calor gas.

**REF: 9857**

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,  
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 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - Best possible rate			
(95-100) A			
(81-94) B			
(69-80) C			
(55-68) D			
(41-54) E			
(27-40) F			
(13-26) G			
Min energy efficiency - Higher running costs			
	37	73	69
			31

**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 energy 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 (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	453 kWh/m <sup>2</sup> per year	178 kWh/m <sup>2</sup> 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.

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