

- Multi award winning guesthouse
- Stunning interiors throughout and immaculately presented
- Outdoor space to the front & rear of the property

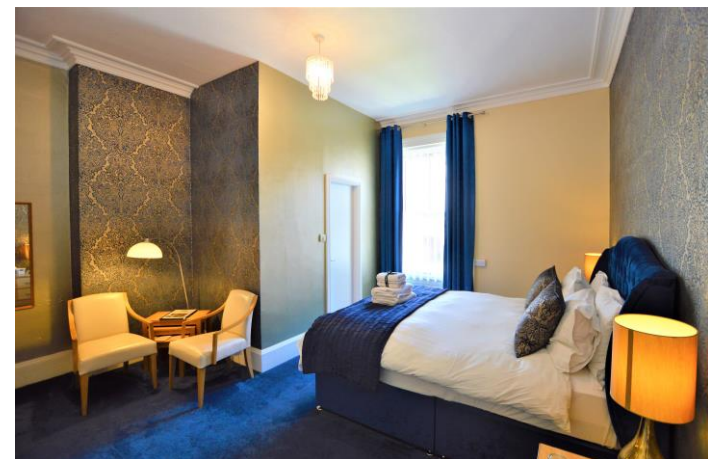


The Leeway, 1, Havelock Place, Whitby, North Yorkshire, YO21 3ER

Guide Price £595,000

Property Group

ASTIN'S



Astins are extremely pleased to bring to market this stunning, award winning guesthouse that not only boasts fabulous interiors throughout but provides excellent owners accommodation, private outdoor space front & rear, a very well established business and a fantastic location being only a hop skip and a jump from the beach one way and the town the other. This family run business has been well maintained and promoted and The Leeway has won many awards from "number one on Tripadvisor for best B&B" & boasting The Gold Award with green tourism and officially accredited to be a four star gold with visit England. Lots of love, time and effort has gone in to making The Leeway not only a lovely home but a viable business.

The accommodation is over 5 floors and all excellent proportioned. The lower ground floor offers a large, open plan lounge/diner with utility and independent access onto a private front patio, large modern fitted kitchen with integral appliances, and rear door access to a private patio. There is a modern bathroom with jacuzzi spa bath. To the first floor there is a large dining room and large double bedroom with en-suite, there is also a large store to the split landing area currently used as a "tea room". This could be reconfigured to be part of the owners accommodation if desired. To the second floor there are 2 generous doubles with en-suite facilities, large single and private bathroom to the above smaller double on the third floor. To the third floor there are another 2 generous double bedrooms both with en-suite and smaller double room. To the fourth floor there is a large double room with fitted wardrobes, with free standing bath, further double room with en-suite and separate shower room.

The guesthouse is to be sold as a business with all contents and ongoing bookings if desired. Viewing is certainly recommended to see just how stunning this property really is and what a wonderful lifestyle and work life balance it can create.

Books available on request.



TOTAL FLOOR AREA : 3380 sq.ft. (314.0 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.

SERVICES:

All mains services are connected to the property.

REF: 8754

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 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 - Best possible rate			
(95-100) A			
(81-94) B			
(69-80) C		73	
(55-68) D			
(41-54) E			
(27-40) F	37		
(13-26) G			
Very energy inefficient - Higher running costs			

Environmental Impact (CO ₂) Rating		Current		Potential	
Very environmentally friendly - Lower CO ₂ emissions					
(95-100) A					
(81-94) B					
(69-80) C					
(55-68) D					
(41-54) E					
(27-40) F					
(13-26) G					
Not as environmentally friendly - Higher CO ₂ emissions					

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 (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.

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

Tel: 01947 821122 Option 1

Email: property@astin.co.uk