

- Two bedroom cottage
- Popular fishing village
- Renovation project



The Cottage, Broom Hill, Staithes, Saltburn-By-The-Sea, Cleveland, TS13 5DL

Guide Price £180,000

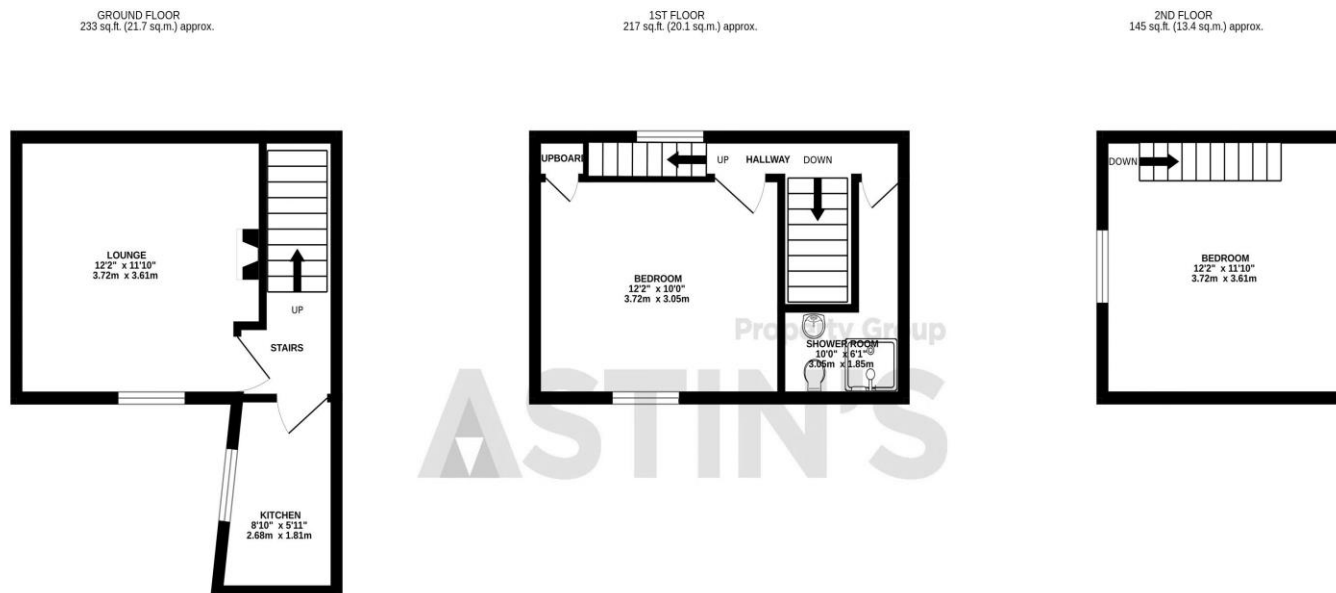
Property Group

ASTIN'S



Astin's are pleased to present 'The Cottage', located in the popular fishing village of Staithes this two bedroom property sits in an elevated position overlooking the rooftops. In need of refurbishment and upgrading throughout the property would make an ideal renovation project. Once completed the cottage could lend itself to becoming a fabulous bolt-hole by the sea or holiday let.

Set over three floors the accommodation briefly comprises a lounge and kitchen to the ground floor, a double bedroom and shower room to the first floor and a further bedroom to the second floor. With ample potential, the property could be reconfigured to suit. There are night storage heaters throughout and a small yard to the front.



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, with the exception of gas.

REF: 5896

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 (EPC)

The Cottage Broom Hill Staithes SALTBURGH-BY-THE-SEA TS13 5DL	Energy rating F	Valid until: 20 November 2033 Certificate number: 2299-3932-4209-7347-4204
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Property type	Semi-detached house
Total floor area	47 square metres

Rules on letting this property

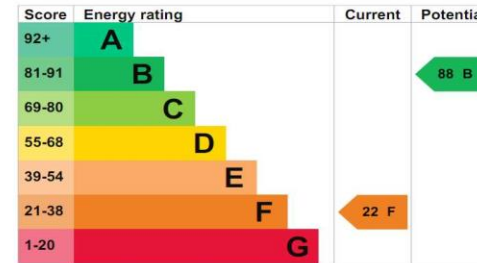
! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) / <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>.
 Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's current energy rating is F. It has the potential to be B.

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

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

Tel: 01947 821122 Option 1

Email: property@astin.co.uk