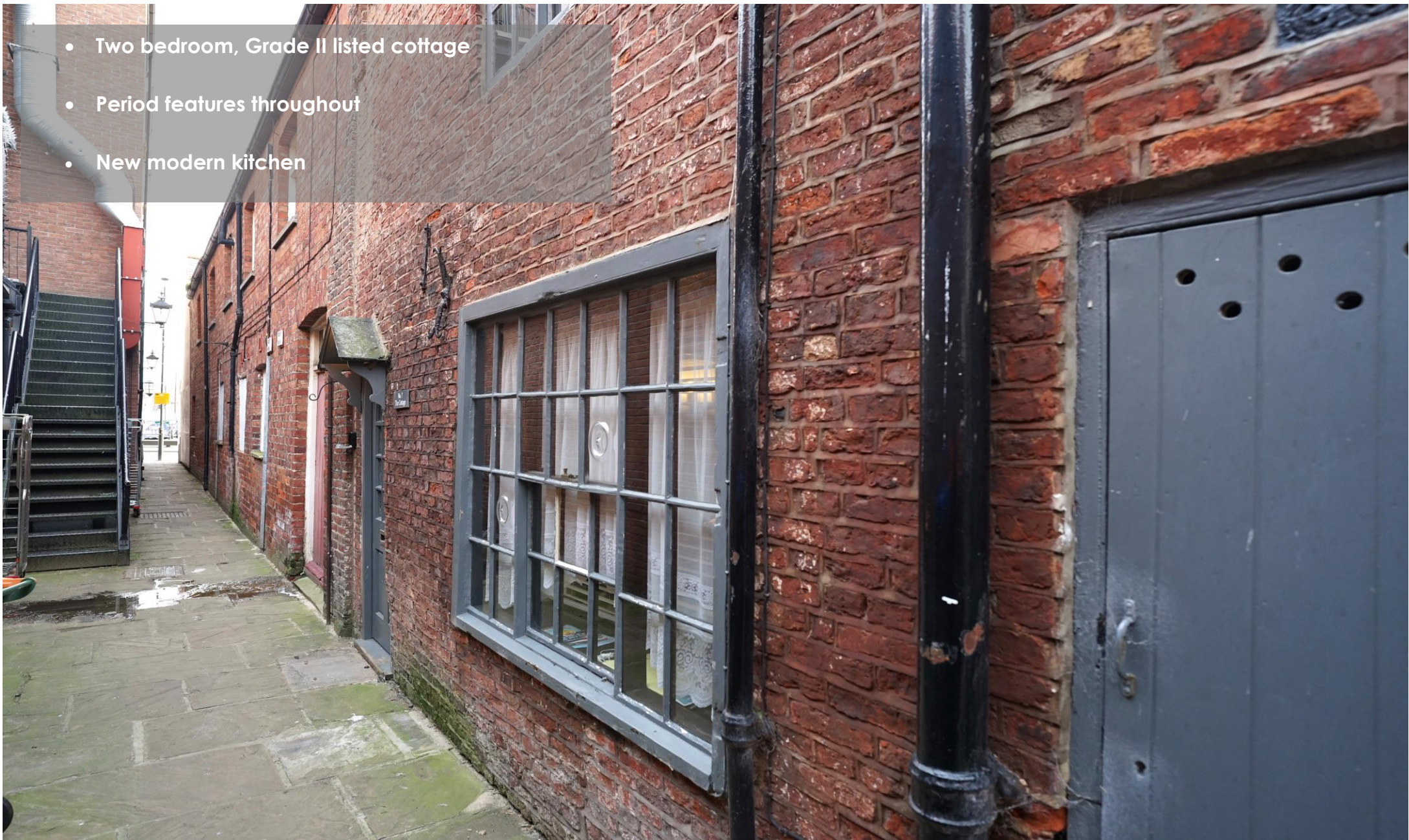


- Two bedroom, Grade II listed cottage
- Period features throughout
- New modern kitchen



7 Wards Yard, Baxtergate, Whitby, North Yorkshire, YO21 1BP

Offers Over £199,950

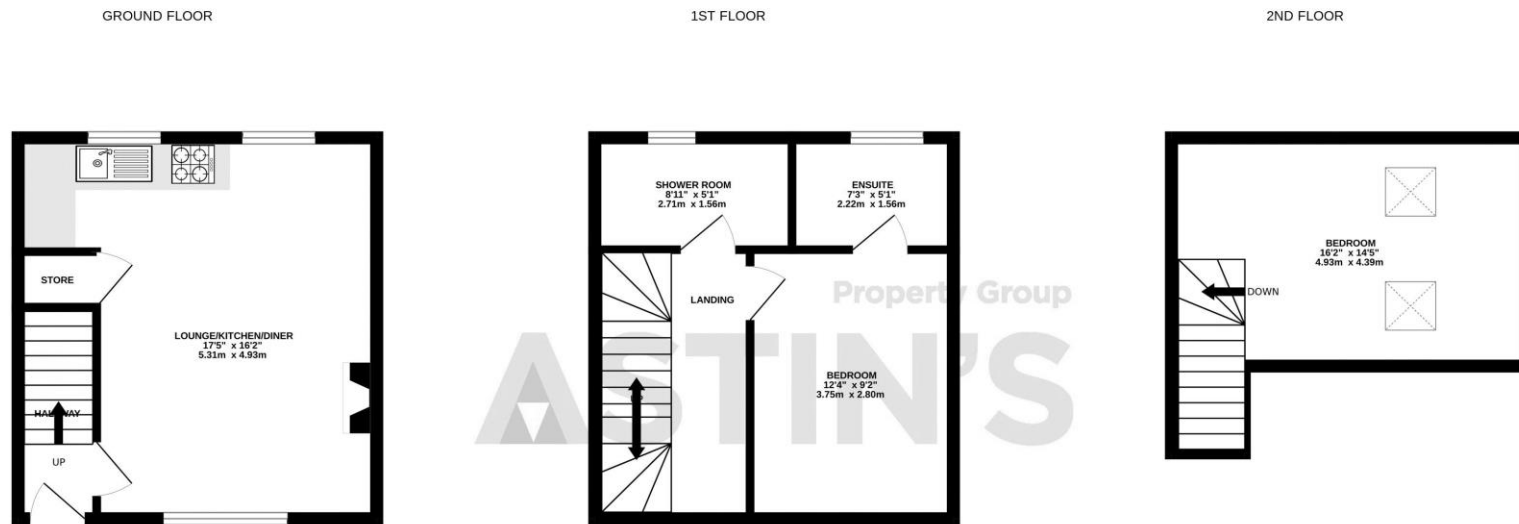
Property Group

ASTIN'S



Astin's are pleased to present The Cottage, a delightful two bedroom, Grade II listed property found tucked away on Wards Yard, just off Baxtergate. With it's fabulous location in the heart of Whitby, the cottage makes an ideal holiday let, offered to market with contents and on-going bookings if desired.

Recently recarpeted throughout the property has been modernised with a new kitchen and electric WIFI operated heating. It however still boasts many original features, such as exposed beams and sash windows. The open-plan living room/kitchen/diner is well proportioned and offers a log burning stove, a well equipped kitchen and dining space. Up the stairs to the first floor is a double bedroom and a contemporary bathroom that includes a white three piece suite. A large shower room completes this floor. A second double bedroom is found to the second floor. Wards Yard is found in the very centre of Whitby and can be accessed from both Baxtergate and New Quay Road, being only meters from shops, pubs and the harbour.



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



Energy performance certificate (EPC)

| | | |
|--|---------------------------|--|
| 7 Wards Yard Baxtergate WHITBY YO21 1BP | Energy rating E | Valid until: 11 May 2032 Certificate number: 2287-3013-2202-9762-9204 |
|--|---------------------------|--|

| | |
|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 72 square metres |

Rules on letting this property

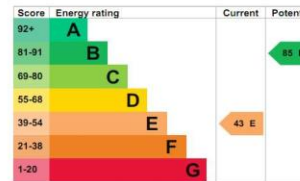
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. 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

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: 5128

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.

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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Whitby, North Yorkshire, YO21 3BB

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