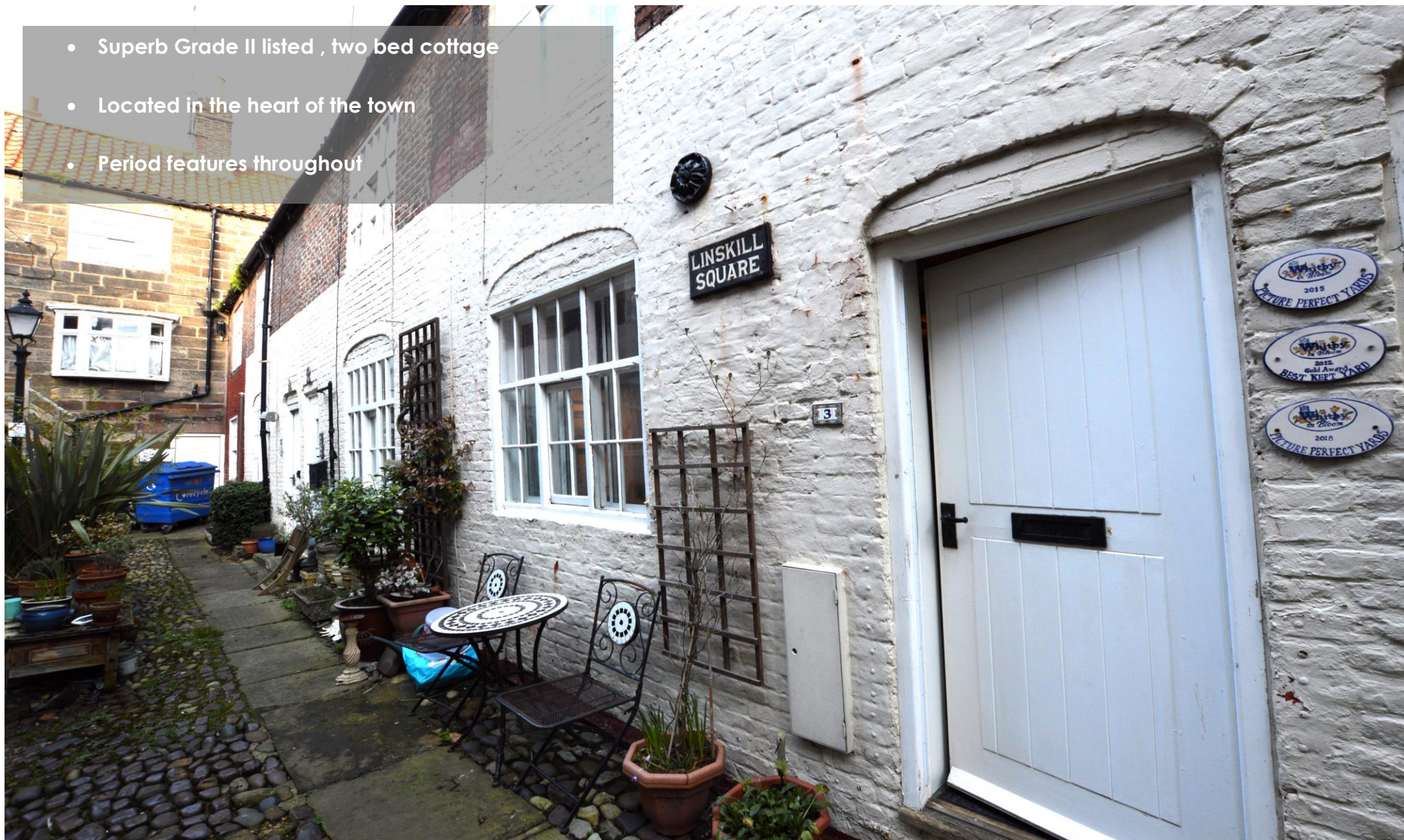


- Superb Grade II listed , two bed cottage
- Located in the heart of the town
- Period features throughout



3 Linskill Square, Whitby, North Yorkshire, YO21 1DA

Guide Price £235,000

Property Group

ASTIN'S

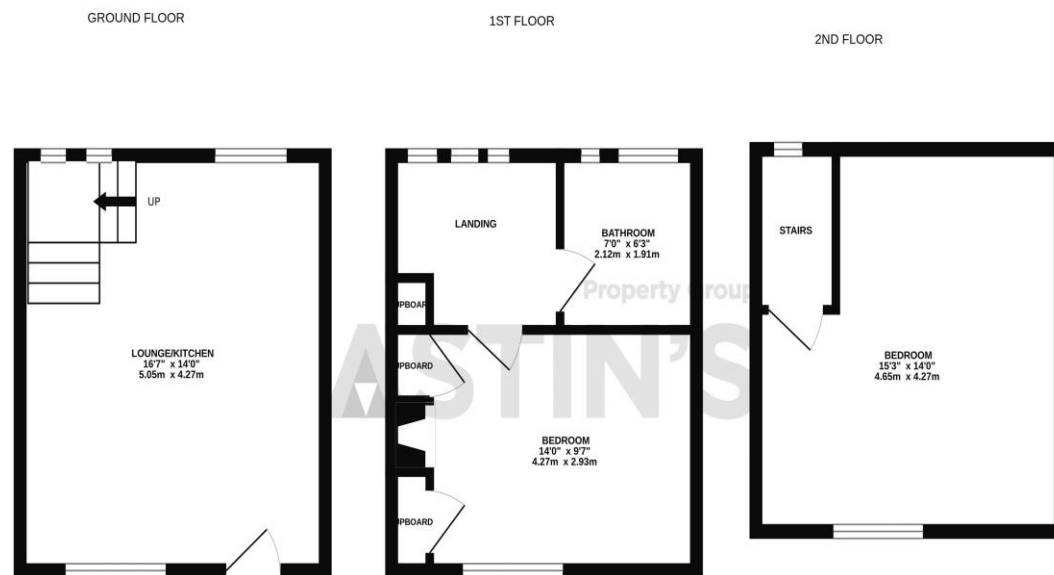


Astins are pleased to bring to the market this charming, period cottage located in the award winning yard "Linskill Square". A true hidden gem of a yard ideally tucked away quietly in the heart of the town.

This beautiful cottage has been sympathetically renovated over the years with the vendor taking care to preserve as many original features as possible. The cottage offers generous accommodation and would lend itself well as a holiday let, bolt hole property or down size property within walking distance of literally everything!

The accommodation is over three floors. When you enter the property you are greeted with an open plan lounge/kitchen/diner with modern wall and base units, focal fireplace, original beams and tiled floor, There are original windows throughout with secondary glazing. The first floor offers a large double bedroom with original wood panelling throughout the entire floor and good size bathroom. There is also the addition of storage throughout, a useful but rare commodity in such an old cottage. The second floor offers a further large double bedroom with ample head height. This cottage is a true delight and is a quintessential cottage showcasing how fabulous Whitby cottages can be.

Offered with no upward chain this cottage certainly warrants closer inspection.



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: 6164

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

17 Any Street,
Any Town,
County,
YO3 6UC

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: 166 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		Current	Potential
Very energy efficient - Outstanding rate	A		
Energy efficient	B		
Decent	C		73
Needs improvement	D		
Needs significant improvement	E	37	
Very poor energy efficiency - Higher running costs	F		
Very poor energy efficiency - Highest running costs	G		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - Lower CO ₂ emissions	A		
Environmentally friendly	B		
Decent	C		69
Needs improvement	D		
Needs significant improvement	E		
Very poor environmental performance - Higher CO ₂ emissions	F	31	
Very poor environmental performance - Highest CO ₂ emissions	G		

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	4.6 tonnes per year
Lighting	£81 per year	£00 per year
Heating	£1123 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standardised 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.

Astin's

47 Flowergate

Whitby, North Yorkshire, YO21 3BB

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