



- Immaculately presented two bed terraced property
- Fantastically popular holiday let
- Close to idyllic walks that lead into Whitby and rural villages

18 Endeavour Court, Larpool Lane, Whitby, North Yorkshire, YO22 4NE

Guide Price £185,000

Property Group

ASTIN'S



This delightful, two bed terraced property is ideal for anyone looking for a ready to go holiday home-with ongoing bookings if desired or even bolt hole property for anyone looking to purchase a property in this fantastic development on the outskirts of Whitby, close to Ruswarp.

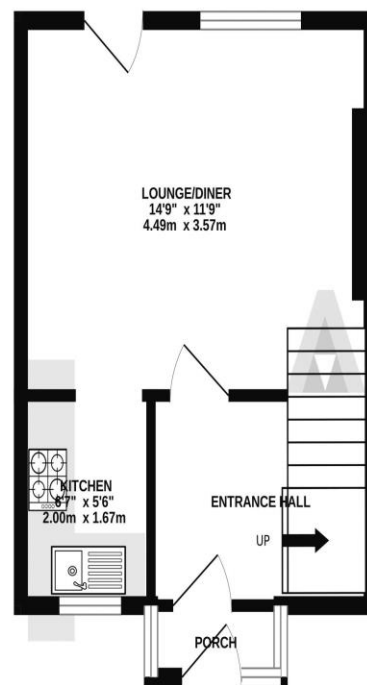
The site is well maintained and has a management team on site to help at all times giving you peace of mind for when you are not at the property, This property also benefits from the use of the private indoor pool and other amenities on site.

The accommodation is generously proportioned and comprises of porch entrance, a welcome addition with the fantastic walks available around the site, a large lounge/diner with rear access to a private patio area with views towards the viaduct. There is a modern galley kitchen with everything one would expect.

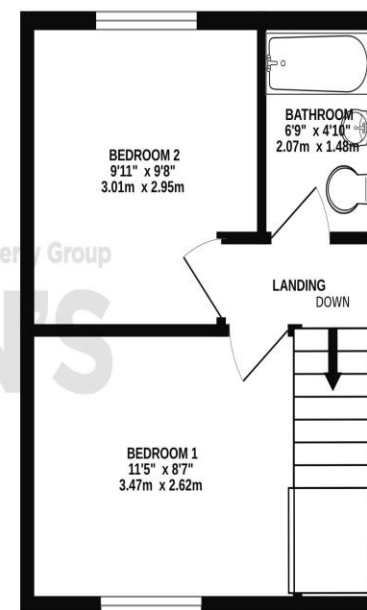
The first floor offers two double bedrooms and modern bathroom. There is private parking for the property close by.

The property is offered with no upward chain and can be purchased with ongoing bookings if desired.

GROUND FLOOR
278 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 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 leasehold basis.

SERVICES:

All mains services are connected to the property with the exception of gas.

REF: 9847

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

09/05/2023, 15:17

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

18 Endeavour Court Captain Cook's Haven WHITBY YO22 4NE	Energy rating D	Valid until: 6 May 2033 Certificate number: 0520-2756-4650-2107-6375
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Property type

Mid-terrace house

Total floor area

51 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 efficiency rating for this property

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

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0520-2756-4650-2107-6375>

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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

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