

- Purpose built holiday home with outdoor space
- Parking directly in front of the property
- New windows & external doors



9 Endeavour Court, Captain Cooks Haven, Larpool Lane, Whitby,
North Yorkshire, YO22 4NE

Guide Price £185,000

Property Group
ASTIN'S



This fantastic two bed property is set in a wonderful location close to the riverside and overlooking the steam railway line and the viaduct, an idyllic setting that offers peace and tranquillity.

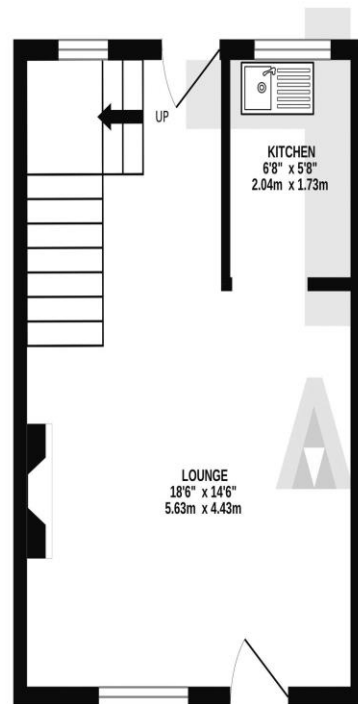
The property has been maintained and renovated throughout to a high standard and the current vendors have invested in new double glazed windows throughout and external doors, they have also upgraded all smoke detectors and emergency lighting.

The property is currently a successful holiday let and has use of the on-site pool and the laundrette. The property is set over two floors; the ground floor offers a large lounge and modern kitchen equipped with all the necessary modern appliances one would expect. There is also rear access to a rear patio area with picnic bench seating and grassed area. To the first floor there are two double bedrooms and recently fitted, modern shower room. Externally to the front of the property there is a parking space and ample visitor parking close by.

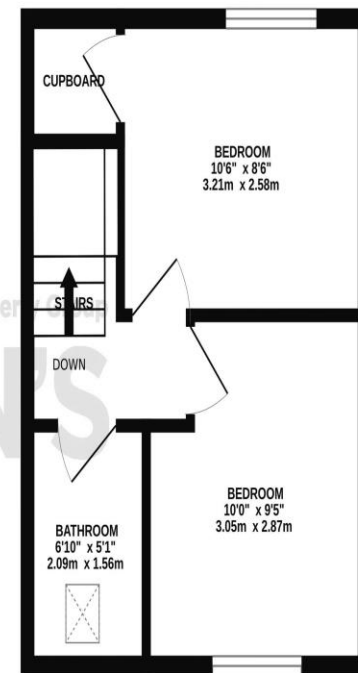
The property is offered with all furniture and on-going bookings if desired.

This property can only be used as a holiday home and is under an 11 month occupancy restriction. This is a fantastic example of these wonderful holiday homes and closer inspection is absolutely warranted.

GROUND FLOOR
264 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 533 sq.ft. (49.5 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: 4418

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,
 YX3 5XX

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		
Some improvements needed	E	37	
Urgent improvements needed	F		
Very poor energy efficiency - Higher running costs	G		

Environmental Impact (CO ₂) Rating		Current	Potential
Very low environmental impact - Near 0% emissions	A		
Low environmental impact	B		
Medium environmental impact	C		
High environmental impact	D		69
Very high environmental impact	E		
Very high environmental impact - High CO ₂ emissions	F	31	
Very high environmental impact - 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

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

Tel: 01947 821122 Option 1

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