

- Beautiful 2 bedroom successful holiday cottage
- Full range of integral appliances in the kitchen
- Patio with views of steamtrains and Abbey



3 The Sidings, Waterstead Lane, Whitby, North Yorkshire,
YO21 1TE

Guide Price £199,950

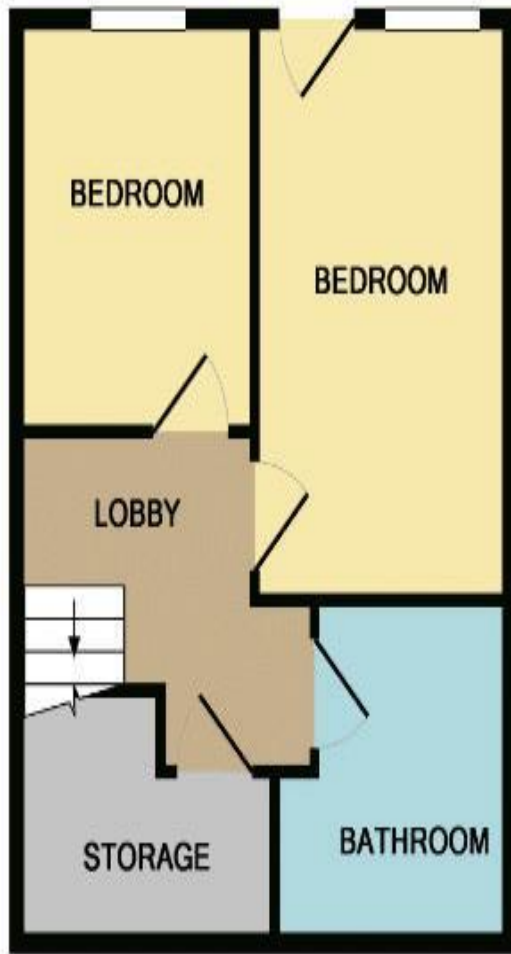
Property Group
ASTIN'S



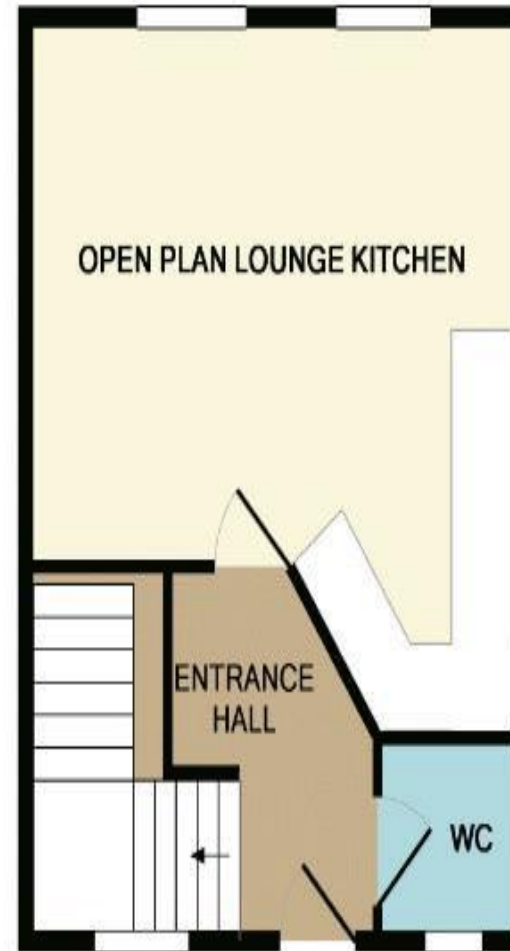
We are delighted to offer to the market this beautiful 2 bedroom modern cottage, which is ideally placed within the town, a short walk from all the facilities, shops, beach etc whilst offering OFF STREET PARKING. Low maintenance accommodation with views of the Abbey and a steam train coming past to top it off.

Currently run as an extremely successful holiday letting accommodation, the property is offered with many future bookings in place and offers the opportunity for an immediate return on any investment. As one would expect from a modern property, there is the full range of integral appliances in the kitchen, efficient modern gas central heating and double glazing whilst also having the benefit, as has been mentioned, off street parking and an outside patio from which to enjoy the passing trains of the NYM railway and harbour.

Internal viewing could not be more highly recommended.



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)



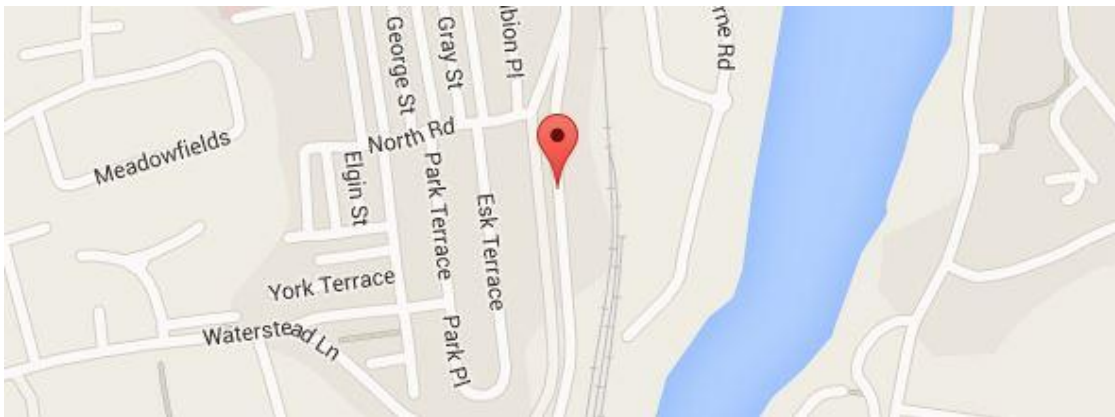
GROUND FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

COUNCIL TAX:

Assessed by Scarborough Borough Council at tax band B with £1,270.06 payable for 2015/16.

SERVICES:

All mains services are connected to the property.

REF: 8441

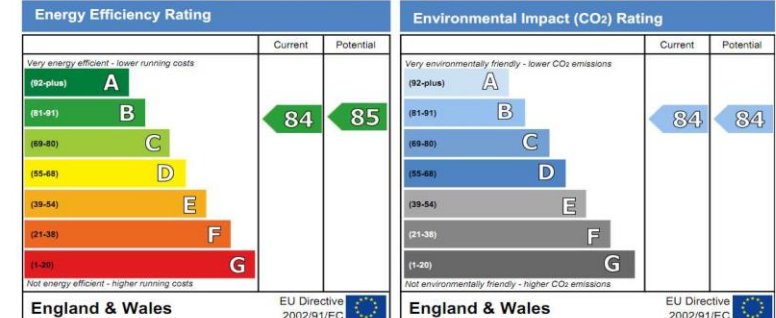
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 (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers 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 

3 The Sidings,
 Bog Hall,
 WHITBY,
 YO21 1TE

Dwelling type: Mid-terrace house
 Date of assessment: 13 April 2011
 Date of certificate: 14 April 2011
 Reference number: 9778-5043-6384-8559-7950
 Type of assessment: SAP, new dwelling
 Total floor area: 63 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.



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 are likely to 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	126 kWh/m ² per year	122 kWh/m ² per year
Carbon dioxide emissions	1.3 tonnes per year	1.3 tonnes per year
Lighting	£53 per year	£40 per year
Heating	£222 per year	£224 per year
Hot water	£89 per year	£89 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. This 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.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.
 For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

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.

The environmental impact rating is a measure of this home's impact on the environment. The Full Energy Performance Report can be viewed upon request at the Agents Office.

Astin's
 47 Flowergate
 Whitby, North Yorkshire, YO21 3BB

For all our properties visit www.astin.co.uk
 Tel: 01947 821122
 Email: property@astin.co.uk