



## Old Haven, 2 Sneaton Cottages, Whitby, YO22 5HP

**£260,000**

Offered FOR SALE with NO CHAIN is this former holiday cottage in the popular seaside resort of Whitby. Accommodation comprises; Kitchen, double bedroom, w.c. and lounge. To the first floor; landing, double bedroom and bathroom. Off road parking and garden to rear. The property benefits from Upvc double glazing and electric storage heating. Ideal business opportunity or place to retire to. Viewing essential.

## Ground Floor

**Kitchen 7'0" max x 12'3" max (2.15 max x 3.75 max)**



Having a range of wall and base units with laminate worktop and tiled splashbacks. Electric oven, four ring electric hob and extractor hood above. Stainless steel sink and drainer, plumbing for washing machine and dishwasher and space for fridge/freezer. Part laminate floor, electric storage heater and Upvc double glazed windows to side and front. Electric meter and Upvc leaded effect double glazed door to front. Door to lounge and bedroom two;

**Bedroom Two 8'6" x 12'5" (2.6 x 3.8)**



Double bedroom with tiled floor, electric storage heater and Upvc double glazed window to side. Wall light and shower cubicle with tiled walls, mains shower, grab rail and extractor fan. Door to w.c.;

**W.c. 2'3" x 3'1" (0.7 x 0.95)**

Low flush w.c. tiled floor, part laminate walls and extractor fan.

**Lounge 15'5" x 16'4" (4.7 x 5)**



Spacious room with laminate floor, two electric storage heaters and wall lights. Two Upvc double glazed windows to front and Upvc double glazed window to rear. Cast iron dual fuel fire with stone surround, air vent and exposed beams to ceiling. Staircase access to first floor;

## First Floor

## Landing



Loft hatch and doors to bathroom and bedroom;

**Bedroom One 10'9" x 12'1" (3.3 x 3.7)**



Double bedroom with laminate floor and electric storage heater. Upvc double glazed window to side and Upvc double glazed dormer window to front. T.v. aerial lead.

**Bathroom 4'5" x 11'9" (1.35 x 3.6)**



Three piece coloured suite comprising low flush w.c. sink with vanity unit and bath. Part tiled walls, single glazed velux window, exposed beams and electric storage heater.

## External



Raised flowerbed to front with external light and enclosed patio and lawn garden. External light to the rear.

### **Parking**

Off road parking for two cars

### **Tenure**

We have been advised by the vendor that the property is freehold.

### **Energy Rating**

E

### **Council Tax Band**

C

### **Viewings**

Strictly by appointment. Contact Dawson Estates .

### **Property to Sell?**

Call for a FREE, no obligation valuation.

### **Solicitors**

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

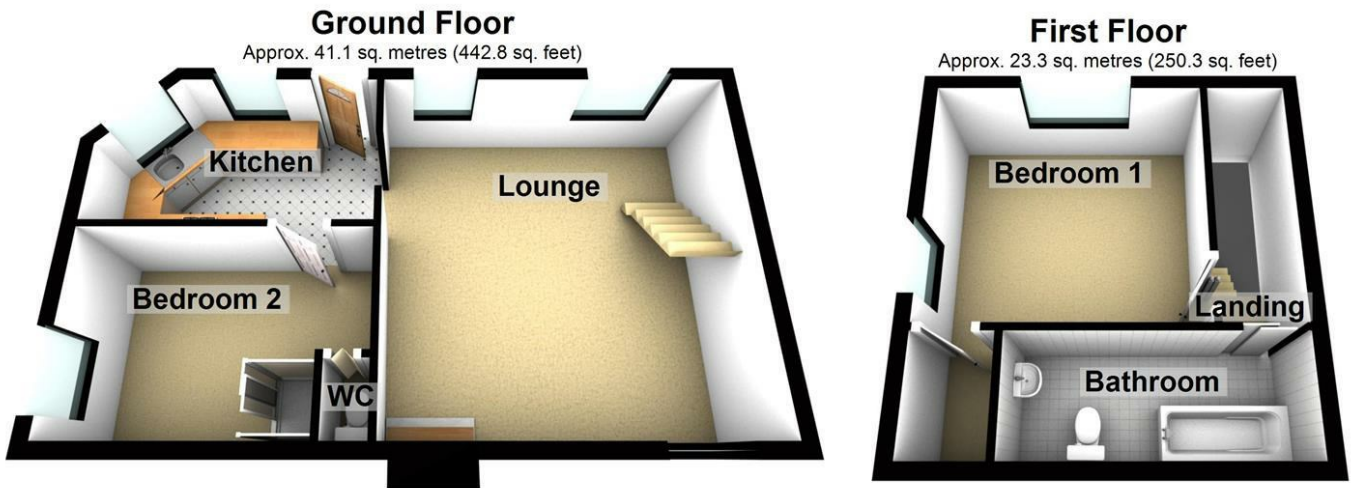
### **Boundaries & Ownerships**

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **Mortgages**

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## Floor Plan



Total area: approx. 64.4 sq. metres (693.0 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.