



Inglebys

Estate Agents



Albert Cottage Beckside

Staithes, TS13 5BU

£165,000



Own a piece of history in the glorious fishing village of Staithes... A fabulous opportunity to purchase this four storey, stone built, end-terraced property in the heart of Staithes, with views overlooking Cowbar and Staithes beck to the rear, the property also benefits from a large storage basement with single garage underneath. It is very seldom that off street parking is available in the old village!

The property is unique in so much that whilst it does require a programme of refurbishment, the options available to new the owners are wide and varied, with the required local consents.

From the front of the property there is a lounge and kitchen on the ground floor, to the first floor is a bedroom and bathroom, while the property is essentially split level the storage room is accessed from the side elevation with the garage to the rear underneath the storage room.



A very flexible option to either update the cottage in its original format or scope for development should you wish to bring the storage room into the main building, subject to local council planning consents.

Tenure: Freehold

Council Tax: Scarborough Council Band B

EPC Rating: G Rating

Lounge 15'3" x 10'0" red. 7'1" (4.67m x 3.07m red. 2.17m)

The room is the width of the property with carpet to the floor, exposed ceiling beams, 2 x wooden sash windows to the rear elevation overlooking Staithes beck, tiled fire surround with open fire. Doorways to the kitchen and the staircase.

Kitchen 7'9" x 6'9" red. 5'9" (2.37m x 2.08m red. 1.76m)

A compact kitchen area with separate pantry, wall and base units with laminated worktops, stainless steel sink/drainers and chrome taps, wooden sash window to the front elevation and tile effect vinyl to the floor.

First Floor

Bathroom 8'0" x 5'8" (2.44m x 1.74m)

With carpet to the floor, blue 3-piece bath suite, part wood effect panelling to the front wall, wooden sash window to the front aspect.

Bedroom 14'5" x 10'9" red. 6'9" (4.40m x 3.29 red. 2.07m)

With carpet to the floor, 2 x wooden sash windows to the rear aspect, exposed ceiling beams, airing cupboard housing water cylinder.

Storage Room

A large storage area with external door, the storage room is accessed via an external door from the side aspect.

Garage

A single garage underneath the store room, which is ground floor to the rear aspect with wooden double doors.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

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.

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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E			
(21-38) F		19	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	