

**“CASA ROMANTICA”  
3 RIVERSIDE WALK, LARPOOL LANE  
WHITBY**



**£129,500**

**Occupying an idyllic position overlooking the River Esk and viaduct with the railway line opposite this cottage is currently run as a successful holiday let and sleeps up to 4 persons. The beautifully presented accommodation is on 3 levels and has a lounge, well equipped dining kitchen, cloakroom, bedroom and bathroom. There is gas central heating, car parking space and the sale is to include all the fixtures and fittings.**

*Located off Larpool Lane, through the Captain Cooks Haven site on the eastern side of the town between Whitby and Ruswarp.*

**Jacksons**  
PROPERTY SERVICE

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A flight of steps to the front leads up to the main entrance on the :

## **FIRST FLOOR**

### **ENTRANCE LOBBY**

With a radiator and stairs to the second floor.

### **LOUNGE (13'3 x 10')**

Having 2 radiators, an entry phone, 2 wall lights, t.v. point, stairs to the ground floor, a window to the rear overlooking the gardens and one to front giving great views over the river and of the viaduct.



## **GROUND FLOOR**

### **DINING KITCHEN (13'3 x 10')**

Has a tiled floor, stable door to the rear, under stairs cupboard, a radiator, t.v. point, gas fired combination boiler, 2 windows to rear and a double glazed window to front giving similar views. The kitchen area has partly tiled walls and is fitted with a range of base and wall cupboards incorporating a single drainer sink, built-in dishwasher, automatic washing machine, electric oven with gas hob and extractor hood and a fridge freezer.

### **CLOAKROOM**

With a tiled floor, radiator, extractor fan, w.c and corner wash basin.

### **SECOND FLOOR LANDING**

With a radiator and window to the rear.

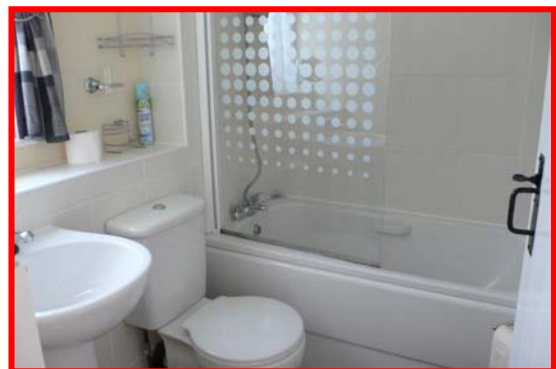
### **BEDROOM (13'3 x 7'6 into recess)**

Having a radiator, t.v.point, loft access and a window to the front providing views over the river and viaduct.



### **BATHROOM (6'3 x 4'9)**

Having a window to rear, tiled floor and partly tiled walls, a radiator, shaver point, extractor fan and fitted suite comprising a panelled bath with mixer shower and screen, pedestal wash basin and w.c.



## OUTSIDE

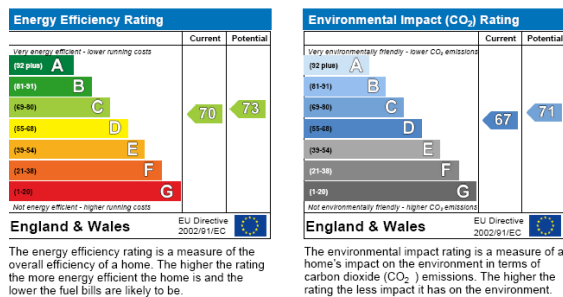
There is a paved patio at the rear with bench seating overlooking the communal gardens whilst to the front there is a car parking space and beneath the steps up to the front door is a storage cupboard.



## NOTES

We are informed that the property is subject to a 999 year lease and that £175 per quarter is currently paid to cover external maintenance and buildings insurance.

## ENERGY RATINGS



## VIEWINGS

Strictly by appointment through sole selling agents.

**MEASUREMENTS** are only very approximate and their accuracy is in no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpet or furnishings.

## IMPORTANT NOTE TO PROSPECTIVE PURCHASERS

### Conditions of receiving Jacksons Property Service particulars.

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract or sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document. Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are; give notice that (a) these particulars are prepared for the convenience of any intending purchaser or tenancy & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries or inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) The vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.