

- One bedroom flat & two bedroom maisonette
- One parking space
- Outside seating area



The Manor House & Garden Flat, 11, Bagdale, Whitby, North  
Yorkshire, YO21 1QL

Offers Over £310,000

Property Group

**ASTIN'S**

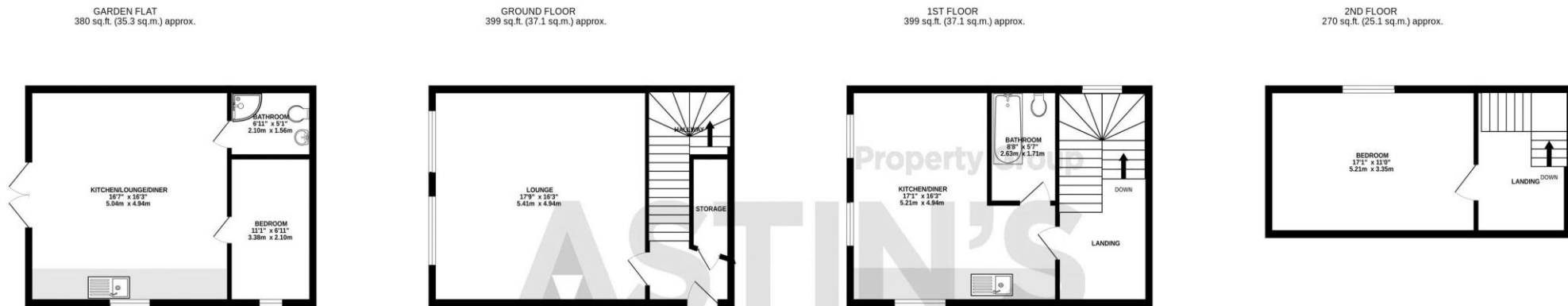


Astin's are pleased to present The Manor House & Garden Flat. Located just a few minutes walk from the town centre, benefitting from one allocated parking space to the front this property would make a great investment or permanent residence.

Both properties are held under one title however have they were split many years ago to create a one-bedroom ground floor apartment and a two/three-bedroom maisonette. Both properties are currently being long term let, however vacant possession can be granted if desired. Having the rare benefit of a car parking space, this Grade II listed building has been well maintained and was the subject of a comprehensive refurbishment just over 18 months ago which included a full new gas central heating system, new carpets and full decoration throughout. It now offers bright, modern accommodation whilst retaining its unique Georgian character in both.

The Garden Flat is accessed through double doors leading from the outdoor seating area. The accommodation briefly comprises an open plan kitchen/lounge/diner with modern fitted units, a shower room and bedroom. The maisonette is set over three floors - entering from the side elevated position you are greeted with a lovely original turned staircase with half landing and window, and large lounge to the ground floor. The first floor has a modern kitchen/diner with fitted units and a range cooker. Large original sash windows create plenty of natural light and there are lovely open views across to the park.

To the final floor there is a double attic bedroom benefitting from fabulous views over Whitby and the Abbey. For more information on the AST's call Astin's today. Please note the pictures were taken at the end of the refurbishment when the property was not tenanted.



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 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 Freehold basis.

**SERVICES:**

All mains services are taken connected to the property.

**REF: 2421**

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.

**Astin's**

**47 Flowergate**

**Whitby, North Yorkshire, YO21 3BB**

**Energy Performance Certificate**

17 Any Street,  
Any Town,  
County,  
YY3 8JG

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: 186 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - Best possible rate			
(95-100) A			
(81-94) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-20) G			
Min energy efficiency - Higher running costs			
	37	73	69

**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 efficient the home is and the lower the fuel bills will be.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy Use	453 kWh/m <sup>2</sup> per year	178 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	13 tonnes per year	4.5 tonnes per year
Lighting	£81 per year	£88 per year
Heating	£1123 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standard 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.

For all our properties visit [www.astin.co.uk](http://www.astin.co.uk)

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