

- A house with spectacular views across the golf course and out to sea catching the sunset.
- Immaculately presented 5 bed home
- Parking for three cars and a garage



2a Highfield Road, Whitby, North Yorkshire, YO21 3LW

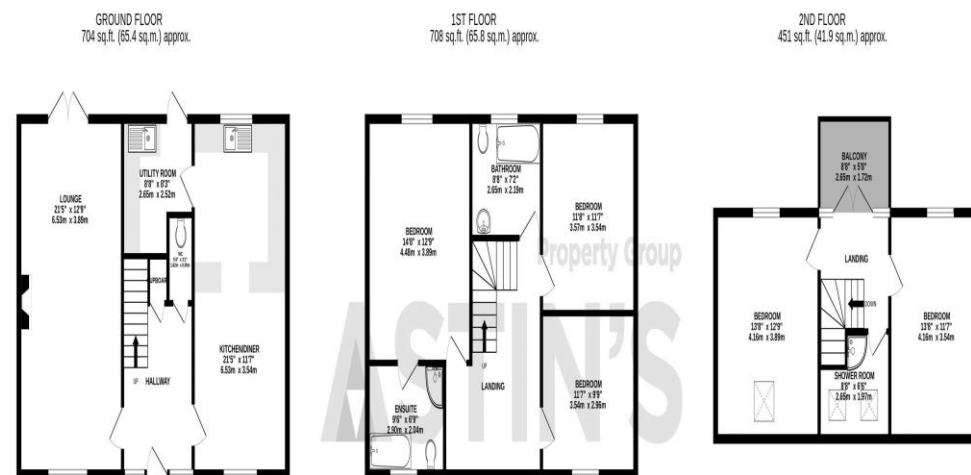
Guide Price £475,000

Property Group

ASTIN'S



Astins are proud to bring to the market this substantial, detached family home offering spectacular views over the golf course, towards Sandsend Nab and out to Sea. Built for the current owners in 2010, by a local building firm, this house offers spacious accommodation over three floors with attention to detail that is second to none. Ideally located on the West side of Whitby close to all amenities, regular bus routes and a hop, skip and a jump to the Beach and the Sea wall this home could be no better positioned for any discerning purchaser. The accommodation comprises of a large welcome hall that leads off to a large kitchen/diner that is over 21ft in length! And houses modern wall and base units with granite worktops. There is also a generous lounge that enjoys a dual aspect outlook, there is a focal multi-fuel burning stove giving this large room a cosy feel. French doors lead off this room onto a low maintenance patio and garden. There is the benefit of a downstairs cloakroom and utility room to this floor also. To the first floor there are three double bedrooms with stunning views from the rear bedrooms across the golf course and to Sea. There is a wonderful family bathroom containing an air-spa Whirlpool bath and en-suite bathroom to the master bedroom. The second floor houses a further two double bedrooms and shower room. There is also the addition of a balcony accessed via double doors to really take in the view and a fabulous place to enjoy a morning cuppa or an evening tippie! Externally there is a large rear garden that is fully enclosed and contains an Indian stone paved patio. To the front of the property there is a large drive for three cars and additional on street parking there

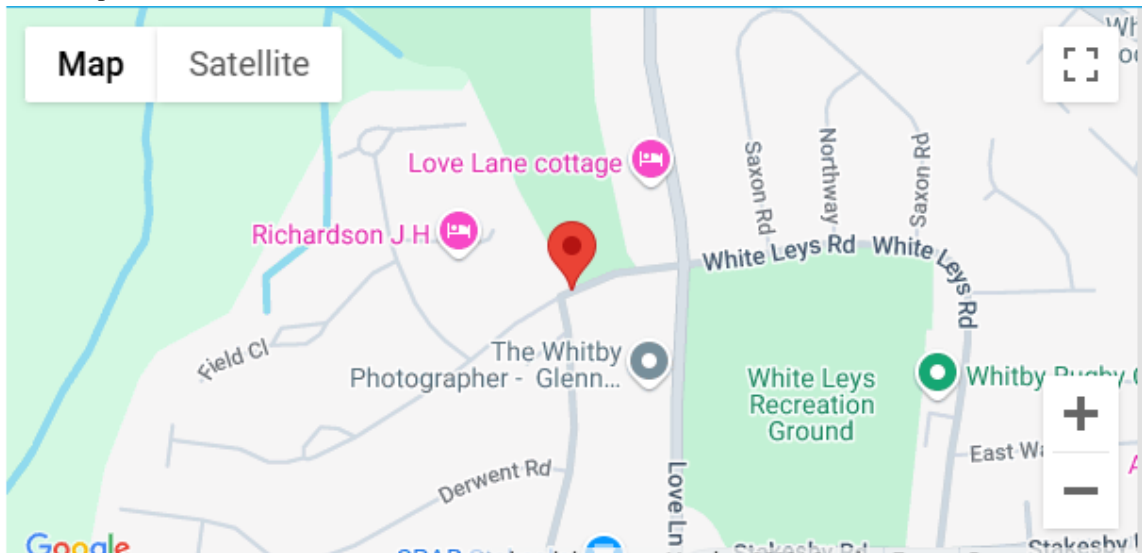


TOTAL FLOOR AREA: 1863 sq.ft. (173.1 sq.m.) approx.

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

Insert Map



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 connected to the property.

REF: 9337

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.

Energy performance certificate (EPC)

2a Highfield Road WHITBY YO21 3LW	Energy rating C	Valid until: 18 April 2033 Certificate number: 3337-2924-5200-0234-5292
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Property type	Detached house
Total floor area	175 square metres

Rules on letting this property

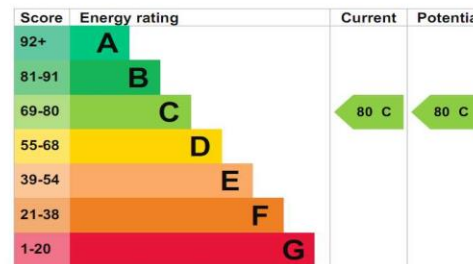
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-requirements) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-requirements>).

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

<https://find-energy-certificate.service.gov.uk/energy-certificate/3337-2924-5200-0234-5292>

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.

Astin's

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