

- Bespoke, stone built, detached property
- 2 double bedrooms & two bathrooms
- Integral garage with parking for two cars plus drive for two cars



Mews House, St. Hildas Terrace, Whitby, North Yorkshire, YO21 3AE

Guide Price £595,000

Property Group
ASTIN'S



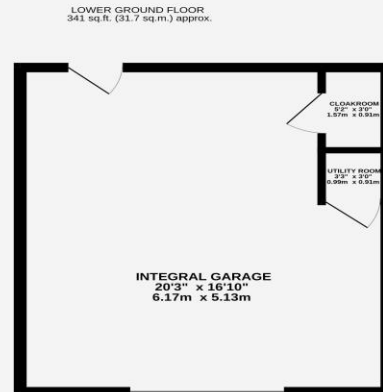
Astins are proud to bring to market Mews House. A delight of a property that is not only unique but offers luxurious accommodation in the heart of the town with parking to boot! A rare commodity in the town centre, what is even more rare is that there is parking for 4 cars!

Mews House is a bespoke, stone built, detached modern property that really has the wow factor. Ideally located this property would make an ideal permanent residence, holiday home or buy to let investment property. The current vendors have spared no cost in the works throughout and have catered for any discerning purchaser. There is enough space for a small family to have a permanent home or an excellent lock up and leave with electric shutters already in situ for that very predicament.

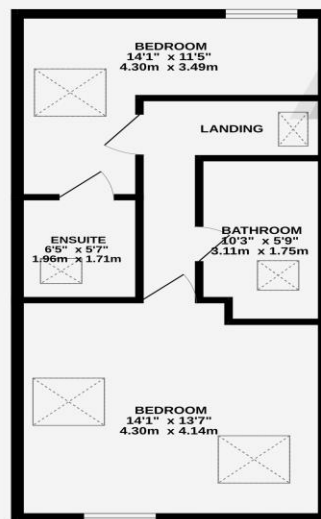
The accommodation can be entered via the electric doors at the front or the rear patio door. If entered through the garage door you are greeted with a large parking area, cloakroom and utility. Up only one step you enter the accommodation. You are welcomed by a wonderfully spacious and well laid lounge/kitchen/diner, this whole floor has under floor heating making it toasty warm. This room really is the heart of the home and perfect for entertaining with double doors leading out onto a large patio and fully enclosed walled garden. To the first floor there are two double bedrooms, one with en-suite and handmade fitted wardrobes to the master bedroom, there is a good size family bathroom with 4 piece suite. Every room in the house is flooded with light, making the space feel even more spacious.

At the top of the garden there is a large summer house that has full electrics, shower room including WC, Shower and wash basin and insulation; it would make the most perfect home office or studio. There would be ample room to build on the back (stpp) if desired.

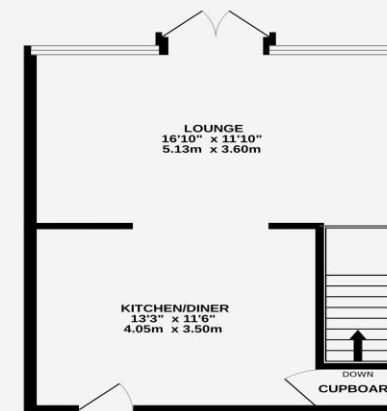
Without a shadow of a doubt Mews House needs to be seen to be appreciated as there really is nothing quite like it on the market. The property is offered with most contents and with no upward chain.



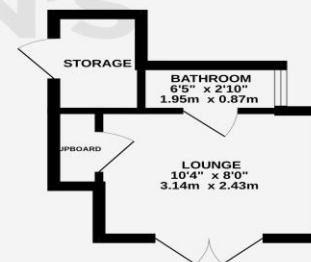
2ND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



SUMMER HOUSE
134 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 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: 8703

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 m²

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 (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - Best energy rate			
(95-100) A			
(81-94) B			
(69-80) C		73	
(55-68) D			
(41-54) E			
(27-40) F	37		
(13-26) G			
Very energy inefficient - Higher energy costs			

Environmental Impact (CO ₂) Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very environmentally friendly - Lower CO ₂ emissions			
(95-100) A			
(81-94) B			
(69-80) C			
(55-68) D			
(41-54) E			
(27-40) F		31	
(13-26) G			
Not as environmentally friendly - Higher CO ₂ emissions			

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	453 kWh/m ² per year	178 kWh/m ² 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.

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