

- Impressive three bedroom, detached property
- Garage & garden
- uPVC double glazed windows



86 Stakesby Road, Whitby, North Yorkshire, YO21 1JE

Guide Price £300,000

Property Group

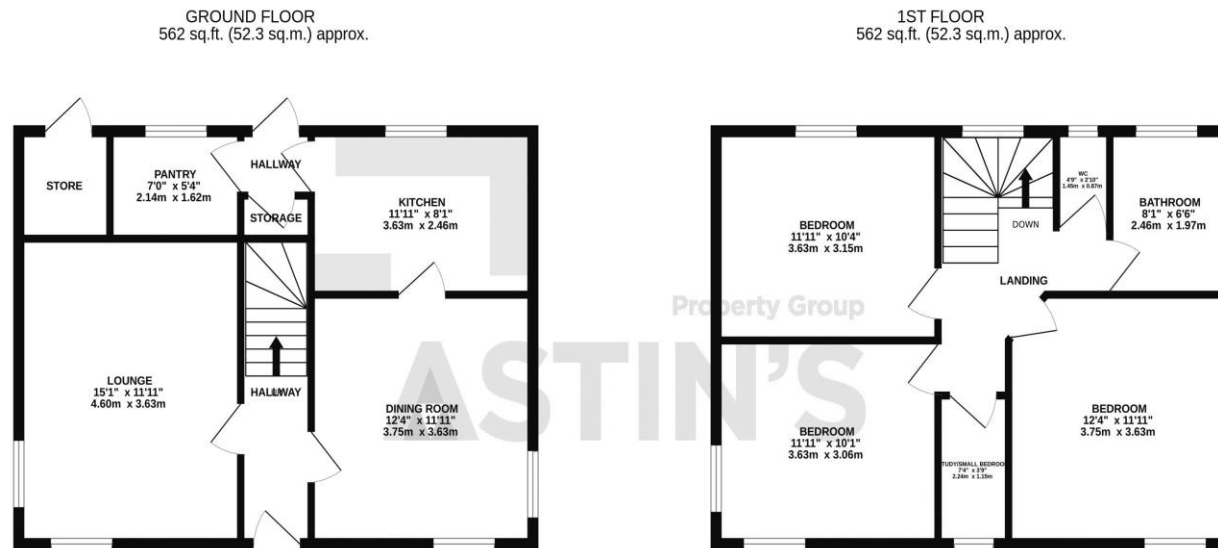
ASTIN'S



Astin's are pleased to present this impressive three bedroom, detached property just off Stakesby Road. Ideally situated, the property is just a short walk away from the town centre and Whitby's beautiful West cliff. Built in 1926, the home is filled with Edwardian period features throughout, with high ceilings and large windows. In need of refurbishment, it is a fantastic opportunity for a buyer to put their own stamp on it, with rooms all of ample size, they could be re-configured to suit.

The accommodation is set over two floors. The ground floor offers a large lounge, a dining room, a kitchen with fitted units and a useful pantry to the rear. The first floor benefits from having three large double bedroom, all of which are light and spacious. There is a study room which could form a smaller fourth bedroom if desired. A newer fitted bathroom and separate w.c complete this floor. Externally the home has been well maintained, with a neat garden to the rear and a large attached garage.

Although in need of 'TLC' the property does have uPVC double glazed windows throughout. Viewing is highly advised to really appreciate this home. Although very unique, the property would make a fabulous family home, bolt hole or holiday let investment.



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 connected to the property.

REF: 10000

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

17 Any Street,
Any Town,
County,
YY3 6XX

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		Current	Potential
100-149	A		
150-199	B		
200-249	C		
250-299	D		
300-349	E		
350-399	F	47	
400-450	G		73

Environmental Impact (CO ₂) Rating		Current	Potential
100-149	A		
150-199	B		
200-249	C		
250-299	D		
300-349	E		
350-399	F	31	
400-450	G		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.

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	4.6 tonnes per year
Lighting	£81 per year	£36 per year
Heating	£1123 per year	£467 per year
Hot water	£219 per year	£104 per year

Based on standardised 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 others. 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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