

- Two bedroom, semi-detached home in the heart of Whitby
- Spectacular views
- Private Parking on site based on a first come first serve basis



12 Bagdale Court, Whitby, North Yorkshire, YO21 1RQ

Guide Price £185,000

Property Group

ASTIN'S

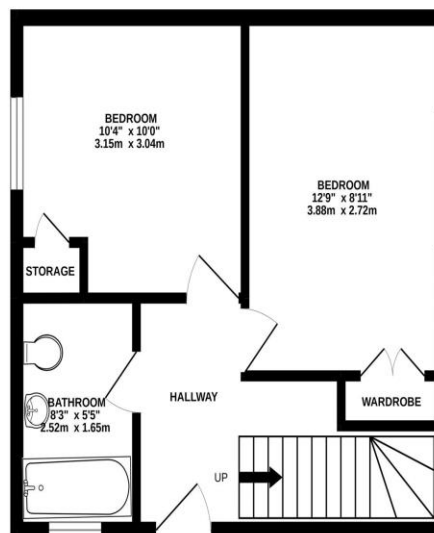


Astin's are pleased to present 12 Bagdale Court, a two bedroom semi-detached home sitting just a short walk away from the town centre, with parking, a garden and a beautiful outlook over the rooftops, this property would make a fabulous starter home, investment opportunity or second home. The property has been well-maintained and recently re-decorated throughout, and now offers a blank canvas for those wanting to put their own stamp on it.

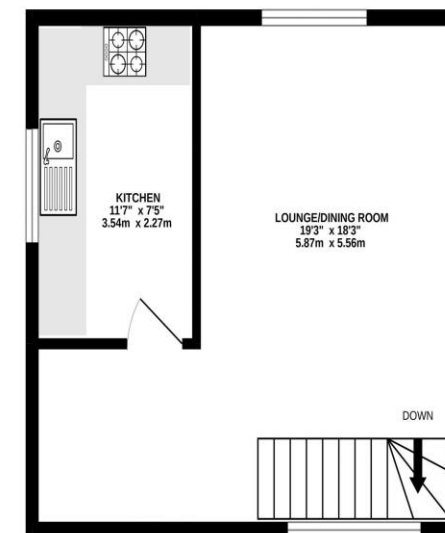
The accommodation is set over two floors with two bedrooms and bathroom to the ground floor. The first floor offers an open-plan lounge/dining room area, along with a kitchen with fitted units. This delightful property sits on an elevated plot and boasts amazing views over Whitby and the Abbey. There is private parking on site which is held on a first come, first served basis and a garden with seating area to the front.

Viewing is highly advised to appreciate the potential this home has to offer. Please be advised that holiday letting is not permitted.

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 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 connected to the property.

REF: 7296

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 (EPC)

12, Bagdale Court WHITBY YO21 1RQ	Energy rating D	Valid until: 17 January 2026 Certificate number: 9188-6026-7279-4016-6970
Property type	Semi-detached house	
Total floor area	53 square metres	

Rules on letting this property

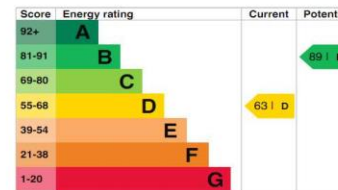
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

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

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