

- Stunning 4 bed detached home
- Potential building plot to the side STPP
- Parking for 3/4 cars



16 Ammonite Grove, Whitby, North Yorkshire, YO21 3UJ

Guide Price £375,000

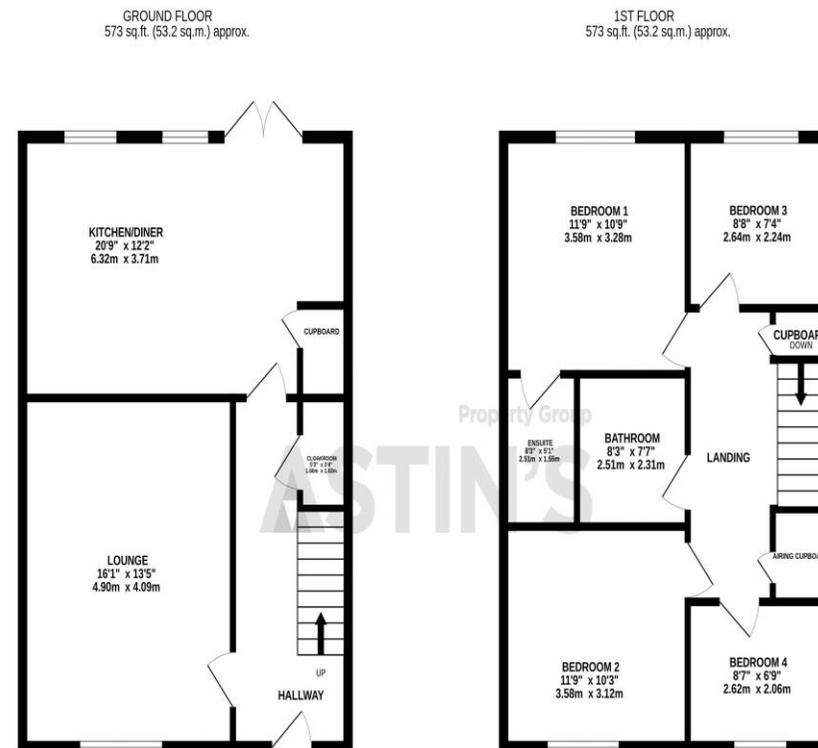
Property Group
ASTIN'S



This immaculately presented, superb four bed family home really does tick all the boxes. Spacious both inside and out, it is ideally situated on a large corner plot at the end of a cul-de-sac, overlooking open countryside, it really would make a fantastic family home.

The property is 4 years old and benefits from a NHBC 10 year buildings certificate and superfast broadband from B.T. setup. The ground floor accommodation is well laid out, and upon entry you are greeted with a spacious hallway leading off to a large lounge situated to the front of the property and overlooking the drive. The very generous kitchen/diner has modern, white kitchen units, new oven, hob, extractor fan and a very useful store cupboard, it also has has French doors with side panels which lead out to a patio area and large private garden. There is the added benefit of a downstairs cloakroom in the hall. To the first floor there are two large double bedrooms, one with en-suite and two further good size single bedrooms and family bathroom. All of the bedrooms have a semi rural outlook and the whole house is flooded with light. Parking in Whitby is a rare commodity, and here you have ample to the front of the property on the wide driveway for 3 - 4 cars, with potential for much more. The property has a very large side garden with independent gated access and can be used to build a structure i.e. double garage, granny flat (STPP).

This property simply must be seen for you to fully appreciate the open space, light and its huge potential. This home is a straight walk in for anyone looking for a fantastic home close to the town centre and the beach.



TOTAL FLOOR AREA : 1146 sq.ft. (106.4 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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Energy performance certificate (EPC)

16, Ammonite Grove WHITBY YO21 3UJ	Energy rating B	Valid until: 25 September 2028
		Certificate number: 8778-7531-6560-8086-1926

Property type
Detached house

Total floor area
107 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-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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

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: 9868

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(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.

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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