

- Great sized 3 bedroom house over 3 floors
- 2 bathrooms
- Private yard to rear



3 Falcon Terrace, Whitby, North Yorkshire, YO21 1EH

Guide Price £200,000

Property Group

**ASTIN'S**



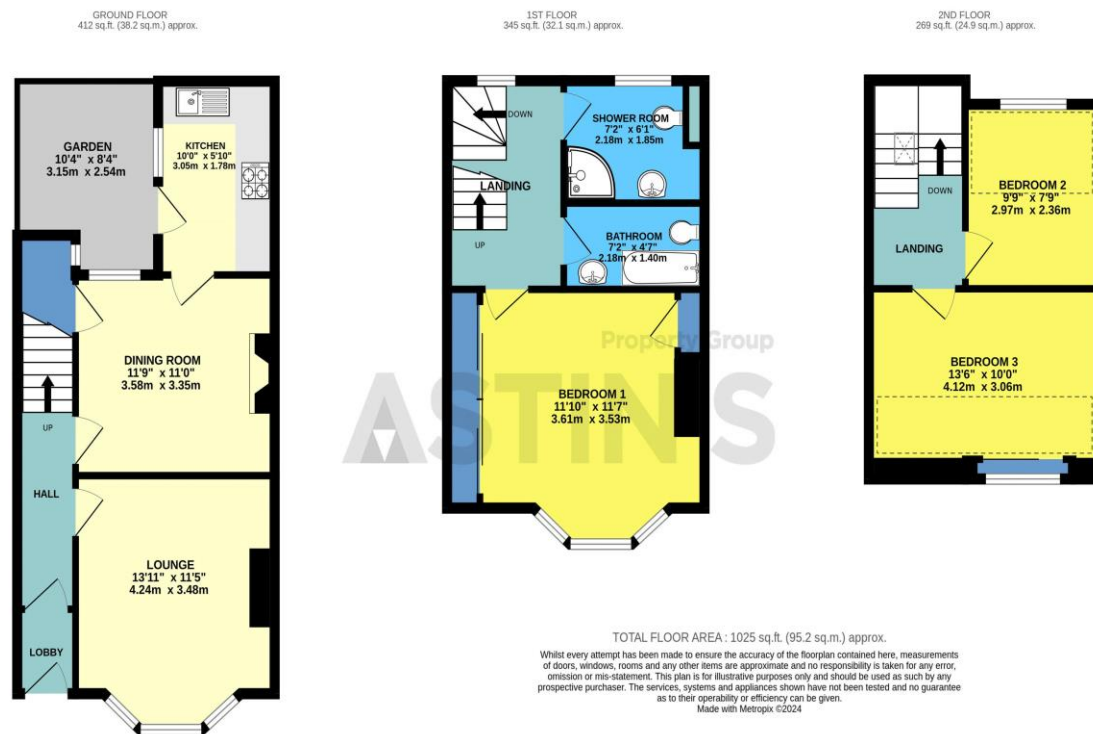


A 3 bedroom terraced house situated on the upper part of this popular residential area of town ideal for first time buyers or investors looking for a long term or holiday let.

Having the benefit of gas central heating, these properties are renowned for being spacious and the accommodation is laid over three floors.

The ground floor offers a good size lounge with bay window and separate dining room and understairs cupboard. There is a kitchen to the rear with access in to a private, fully enclosed yard which offers a private spot to sit with your morning cuppa. The second floor houses a family bathroom, shower room and a spacious double bedroom with large bay window and build in wardrobes. The third floor offers two further double bedrooms which are light and bright.

This property benefits from being situated in one of the only central areas that has no parking restrictions which will allows you unlimited on street parking, right outside, whilst also only being a 2 minute walk to the shops & local amenities.



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: 9846**

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)			
3 Falcon Terrace WHITBY YO21 1EH	Energy rating	Valid until:	16 April 2034
	<b>E</b>	Certificate number:	4734-4024-5300-0783-7292
Property type		Mid-terrace house	
Total floor area		100 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 energy rating is E. 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



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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