

- Substantial bungalow on a generous plot on the West Cliff
- Parking and Garage and wrap around gardens
- Sea views



3 Valley Road, Whitby, North Yorkshire, YO21 3JN

Guide Price £499,995

Finest
ASTIN'S



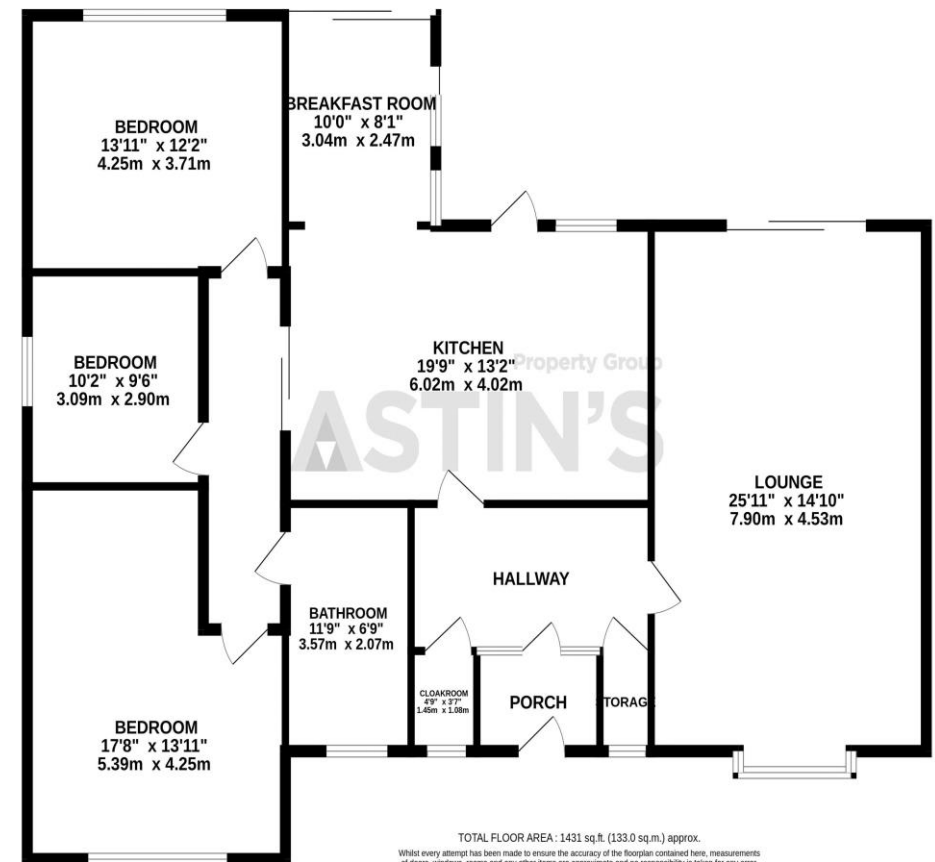
Astins are delighted to bring to market 3 Valley Road, A substantial property ideally located on the West Cliff. Sitting on a generous plot this bungalow offers generous accommodation and also has the potential to be extended or an opportunity to be rebuilt as one property or two. Properties on this road very rarely come to market and we have no doubt that this fabulous home will not hang around for long.

The Bungalow itself is well laid out and offers spacious accommodation comprising of large kitchen /diner with extended breakfast room. There is a large lounge with dual aspect window and patio doors leading to the private rear garden. The property boasts three double bedrooms with sea view from the master bedroom and large bathroom with 4 piece suite. There is the opportunity to build up if desired to really make the most of the stunning sea views. Externally the property offers low maintenance, and colourful wrap around gardens a large patio area perfect for entertaining, with patio doors leading to this via the breakfast room and lounge, there is off road parking and a large garage. The property gets the sun and you can sit and hear the sea. There truly is no better place to sit with a glass of wine and a book and enjoy the peace and tranquillity that this property will bring you.

This has truly been a loved and treasured home and it is not hard to see why.

This property is offered with no upward chain and viewings are through sole agents Astins by appointment only.

GROUND FLOOR
1431 sq.ft. (133.0 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 is given 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.

COUNCIL TAX:

Band E.

SERVICES:

All mains services are connected to the property.

REF: 9845

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 Valley Road WHITBY YO21 3JN	Energy rating D	Valid until: 18 January 2033 Certificate number: 0180-2823-2095-2097-5575
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Property type

Detached bungalow

Total floor area

140 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 efficiency rating for this property

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

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

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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