

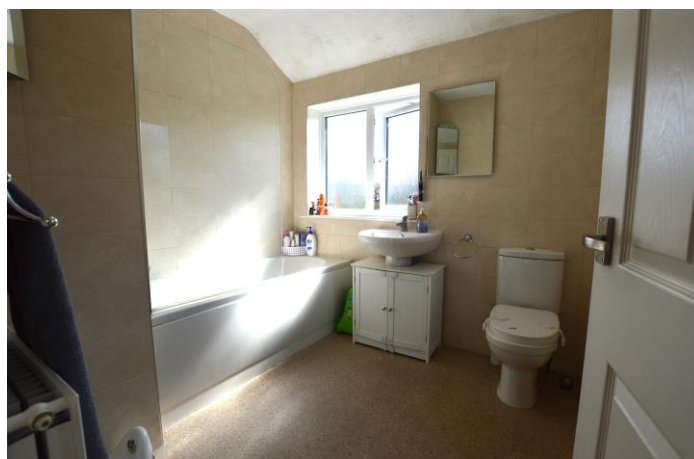
- A substantial 3 bed property
- Located in a desirable residential area
- Drive for two cars plus detached garage



13 West Cliff Avenue, Whitby, North Yorkshire, YO21 3JB

Guide Price £262,500

Property Group
ASTIN'S



This substantial family home is a little treasure, ideally tucked away in this quiet residential cul-de-sac, West Cliff Avenue is a perfect location for anyone looking to be close enough the all amenities and the town but set back enough to enjoy quiet and peaceful living on a wonderful community led street.

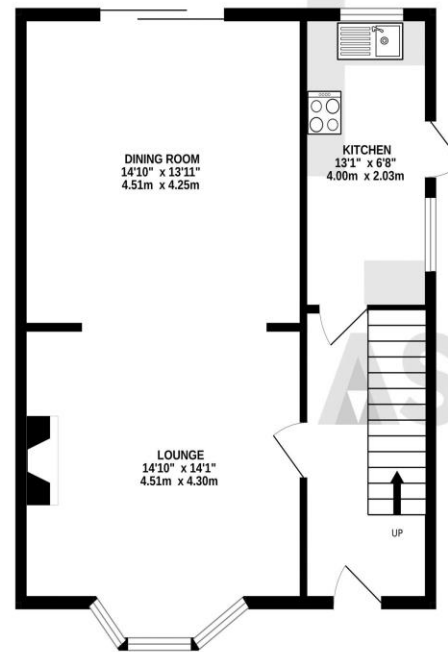
A wonderful 1930's semi detached property that offers well-appointed and spacious accommodation throughout. These properties are renowned for space and being well built.

The accommodation has been modified over the years to incorporate a large lounge and through dining room that not only offers a great family space but with the dual aspect outlook and the substantial bay window floods the room with light. There is a separate kitchen with modern wall and bas units and side entrance leading to the drive and detached garage. To the first floor there are two double bedrooms and generous single bedroom, there is a family bathroom and large landing with access to the loft and a generous airing cupboard for storage. Externally to the rear there is a level, low maintenance garden with separate patio area and a timber shed to the rear of the garage, to the front of the property there is a further low level garden and shared drive for two cars with detached garage.

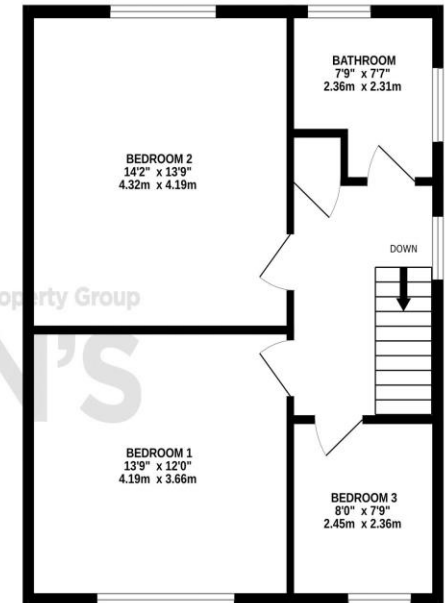
The property has the benefit of recently fitted double glazing, modern gas central heating and radiators throughout. This property would make an ideal family home, buy to let or holiday home and is offered with no upward chain.

Properties rarely come to market on this street so early viewing is advised.

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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.
Made with Metropix ©2024

Always a warm welcome 7 days a week



Energy performance certificate (EPC)		
13, West Cliff Avenue WHITBY YO21 3JB	Energy rating D	Valid until: 18 June 2026
		Certificate number: 9158-4038-7236-4856-4934
Property type	Semi-detached house	
Total floor area	93 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 D. It has the potential to be C.

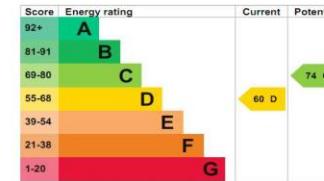
[See how to improve this property's energy efficiency.](#)

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



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: 9754

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.

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

47 Flowergate

Whitby, North Yorkshire, YO21 3BB

For all our properties visit www.astin.co.uk

Tel: 01947 821122 Option 1

Email: property@astin.co.uk