

- Stunningly beautiful large family home with potential business attached if desired
- Sea and rural views over Sandsend
- Ideal location close to all amenities



2a Love Lane, Whitby, North Yorkshire, YO21 3LJ

Guide Price £649,950

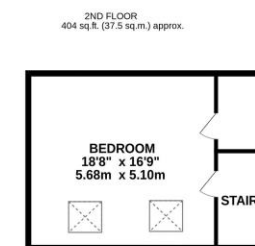
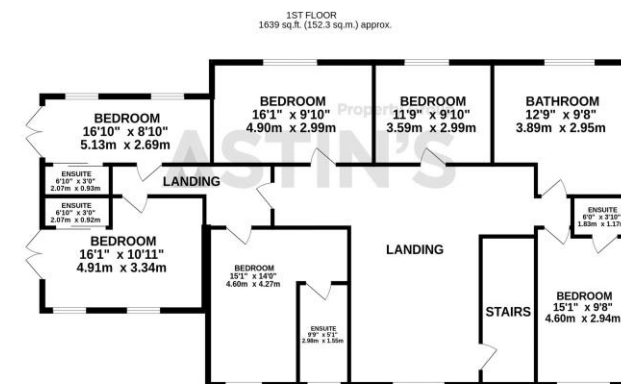
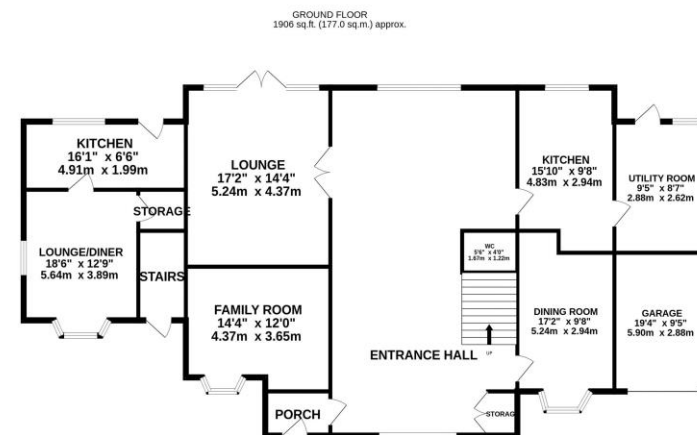
Property Group
ASTIN'S



Astins are proud to bring to market this fantastic, substantial family home that is not only a fabulous home but gives any discerning purchaser the chance to have an on-site business offering a three bedroom, self-contained holiday let! Ideal for and Air B and B and an on-site income, perfect for stay at home or work from home families. Not only that, this property is ideal for multi-generational living or just a large family that want a generous family home by the Sea. Of course there is also the option of a prime location holiday let with sea views. The possibilities and flexibility of this property are endless. This property is truly bespoke and you will not find anything quite like it on the current market.

The accommodation is over three floors and again flexible throughout. When you enter the property you are greeted with a large entrance hall giving a sense of grandeur to the property. Off this dual aspect hall there is a large lounge with patio doors to the rear garden, dining room and family room, both of these rooms could be used as ground floor bedrooms, office space or study. There is a well equipped kitchen with ample storage to the rear of the property and separate utility with rear door access. To the first floor there are three double bedrooms, one offering en- suite, there is also a large family bathroom with corner bath and separate shower. To the third floor there is a further double bedroom with walk in storage. Off the second floor there has been a clever addition, this extension of the house offers a further three double bedrooms, all with en-suite facilities and Juliet balconies off two of the bedrooms. All of the bedrooms offer a Sea and rural view. There is a modern kitchen and lounge area to the ground floor. This area benefits from its own water cylinder for heat and water. This would make an ideal air b and b and can be closed off from the main house if desired. Or just added to the main house, it is very flexible. There are literally views from every window to the elevated floors and a perfect location for walks, amenities, bus links and the beach.

Externally to the front there is parking for several cars and garage. There is the added benefit of solar panels and a rear garden that is fully enclosed with raised patio without a shadow of a doubt this property needs to be seen to be appreciated, offered with no upward chain.



TOTAL FLOOR AREA: 3949 sq.ft. (366.9 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.
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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 taken connected to the property.

REF: 4306

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

SAP

**17 Any Street,
Any Town,
County,
YY3 8JG**

Dwelling type: Detached house
Date of assessment: 02 February 2007
Issue of certificate: [dd mmmm yyyy]
Reference number: 0000 0000 0000 0000 0000
Total floor area: 186 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - Best energy rate		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(41-54) E		
(27-40) F		
(13-26) G		
Min energy efficient - Higher energy costs		
	37	73

England & Wales EU Directive 2002/91/EC

This energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - Lower CO ₂ emissions		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(41-54) E		
(27-40) F		
(13-26) G		
Min environmentally friendly - Higher CO ₂ emissions		
	31	69

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	453 kWh/m ² per year	178 kWh/m ² per year
Carbon dioxide emissions	13 tonnes per year	4.5 tonnes per year
Lighting	£81 per year	£88 per year
Heating	£1123 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standard assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. The certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

recommended

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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