

- Attractive detached house with no upward chain
- 4 bedrooms plus study
- Ample private parking & detached garage



34 Nightingale Drive, Whitby, North Yorkshire, YO22 4QP

Guide Price £300,000

Property Group
ASTIN'S



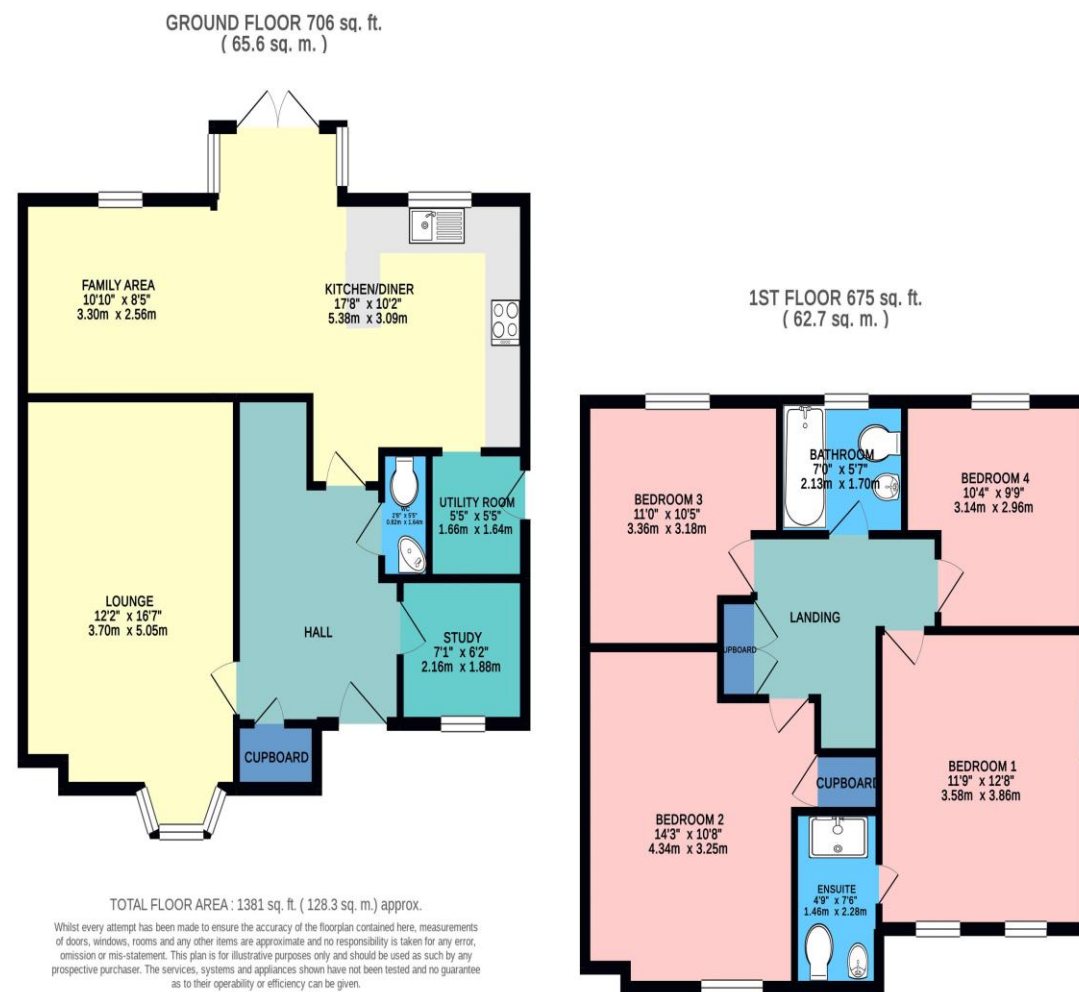
This ATTRACTIVE 4 bedroom DETACHED family home is located in the desirable Eskdale Park area of town, an ideal location close to all schools, amenities, regular bus route and supermarkets.

The accommodation is spacious throughout and has the added benefit of a garden, garage and additional parking, this property has it all and ticks many boxes. This family home is truly stunning throughout and is a straight walk in, Positioned with a more open outlook than most houses on a development, overlooking the green, the ground floor consists of a spacious entrance hall with downstairs WC, study, a large lounge and great sized kitchen/dining room that spans the width of the house, with high gloss modern base and wall units as well as built in appliances. There are French doors leading to a low maintenance garden with patio area. There is also a useful utility area off the kitchen, again with built-in high gloss units. The first floor has two double bedrooms to the front, one with an en suite shower room and two further good sized bedrooms to the rear. There is also a modern family bathroom.

Externally, with easy access from the garden, there is private parking and a garage.

Although previously used as a lucrative buy-to-let property achieving £1400pcm, this house would make a wonderful family home.

Offered with no chain, viewing comes highly recommended.



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: 9198

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

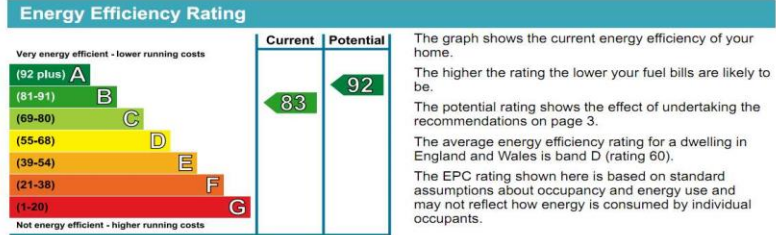
34, Nightingale Drive, WHITBY, YO22 4QP
Dwelling type: Detached house **Reference number:** 9138-4999-7359-5353-0984
Date of assessment: 17 November 2017 **Type of assessment:** SAP, new dwelling
Date of certificate: 17 November 2017 **Total floor area:** 132 m²

- Use this document to:**
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,746
Over 3 years you could save	£ 138

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	
Heating	£ 1,212 over 3 years	£ 1,215 over 3 years	
Hot Water	£ 312 over 3 years	£ 171 over 3 years	
Totals	£ 1,746	£ 1,608	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 138
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 858

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.

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