

- Immaculately presented, modern 3 bedroom house
- Parking and fully enclosed garden to the rear
- Ideally located close to the town centre



1 Lansdowne Road, Whitby, North Yorkshire, YO21 3FD

Guide Price £220,000

Property Group  
**ASTIN'S**



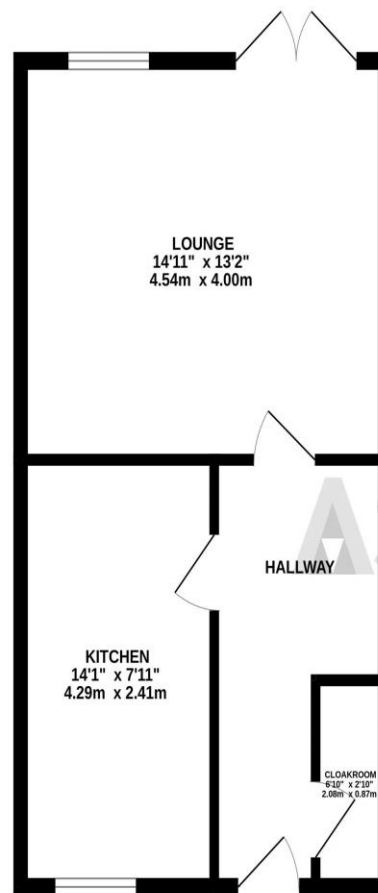


Astins are pleased to bring to the market 1 Lansdowne Road. This property would make an ideal first time buy, buy to let residence or bolt hole property.

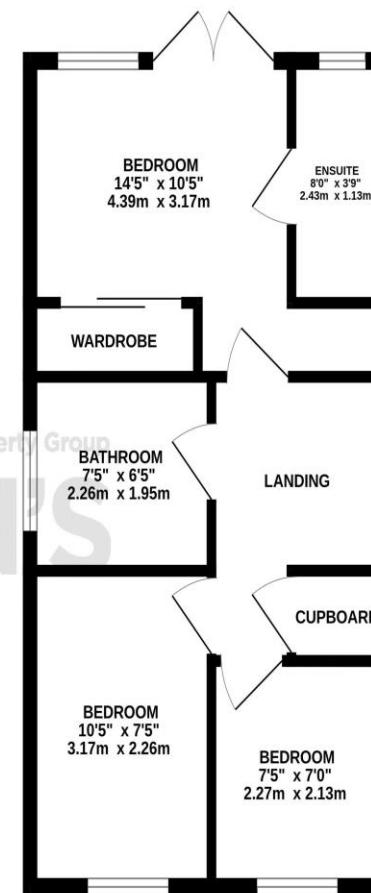
The accommodation is spacious throughout and comprises of a large lounge to the rear of the property with patio doors leading out to a fully enclosed rear garden with patio area. There is a modern kitchen with gloss wall and base units with integral appliances and room enough for a small dining table. There is a downstairs cloakroom to this floor also. The first floor houses three bedrooms with en-suite and Juliet balcony to the master along with fitted wardrobes. There is a large family bathroom with three piece suite and large linen cupboard. Externally there is parking to the front and mature shrub borders.

The property is ideally located close to all amenities, cliff top, schools, bus route and the town centre. An ideal home for an array of purchasers and offered with no upward chain.

GROUND FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 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)			
1 Landsdowne Road WHITBY YO21 3FD	Energy rating <b>C</b>	Valid until:	10 July 2034
		Certificate number:	2900-4806-0422-1396-3343

Property type	End-terrace house
Total floor area	78 square metres

**Rules on letting this property**

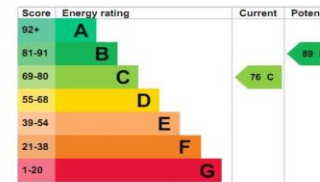
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

[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: 8056**

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](http://www.astin.co.uk)

Tel: 01947 821122 Option 1

Email: [property@astin.co.uk](mailto:property@astin.co.uk)