

- Beautifully presented 4 bedroom town house
- On popular riverside development
- Short walk along river to the town centre



7 Whitehall Landing, Whitby, North Yorkshire, YO22 4FB

Offers in Excess of £315,000

Property Group

**ASTIN'S**





Internal inspection is highly recommended for this beautifully presented and maintained modern town house on this ever popular riverside development.

The accommodation is extremely well proportioned and surprisingly spacious comprises the entrance hall leading to a utility room, WC & downstairs bedroom. To the first floor there is the family bathroom, bright lounge to the front with a peeping view of the river and a recently modernised kitchen diner which overlooks the garden. The top floor offers a further two bedrooms, storage cupboard and a great size master bedroom with en-suite shower room. The property benefits from gas central heating and double glazing throughout with upgraded fixtures and fittings on the original specification.

There is driveway parking for 2 cars and integral garage and enclosed landscaped garden to the rear with patio and raised decking. Currently used as a private second home, this would undoubtedly make a successful holiday let but would equally be suitable for family occupation.

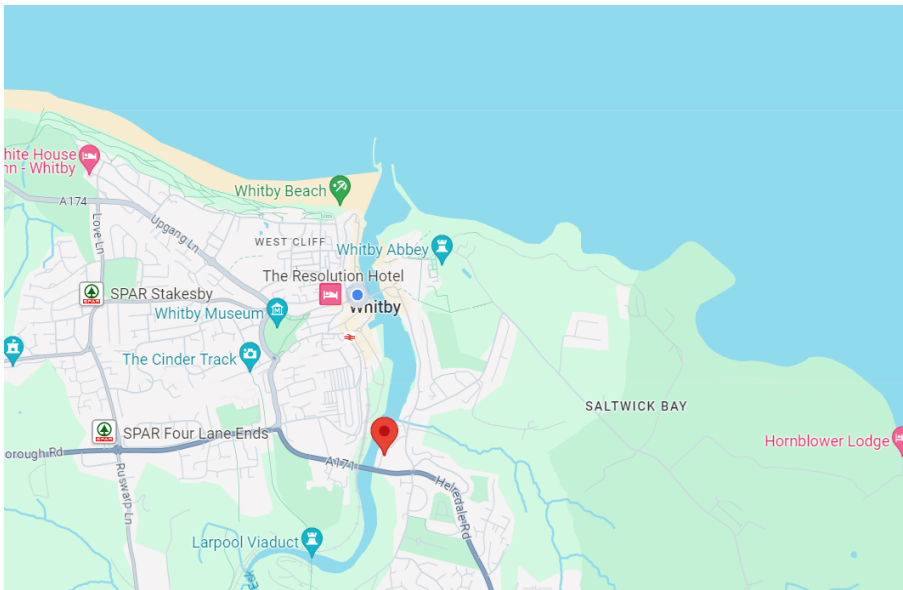
Whitehall Landing has a children's play park and offers a riverside walk into the town.



TOTAL FLOOR AREA: 1375 sq. ft. (127.8 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





**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: 4921**

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** 

7, Whitehall Landing, WHITBY, YO22 4FB

**Dwelling type:** End-terrace house **Reference number:** 0842-2867-7983-9406-6255  
**Date of assessment:** 03 August 2016 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 03 August 2016 **Total floor area:** 115 m<sup>2</sup>

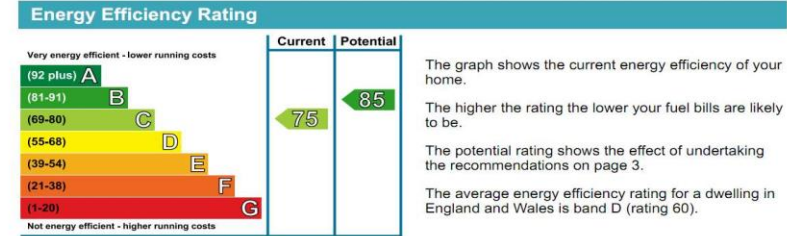
**Use this document to:**

- 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



<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,547</b>
<b>Over 3 years you could save</b>	<b>£ 177</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 219 over 3 years	
Heating	£ 1,905 over 3 years	£ 1,914 over 3 years	
Hot Water	£ 351 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 2,547</b>	<b>£ 2,370</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£20	£ 60	
2 Solar water heating	£4,000 - £6,000	£ 117	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 846	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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)