

- Immaculately presented three bedroom property
- Ideally located with a two minute walk into the town centre
- On street parking



13 Raglan Terrace, Whitby, North Yorkshire, YO21 1PS

Offers in Excess of £185,000

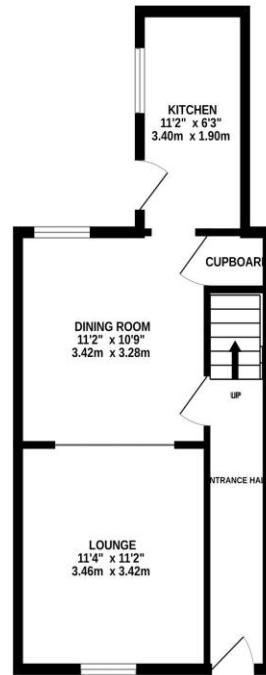
Property Group  
**ASTIN'S**





This immaculately presented, three bed property is a delight, and warrants closer inspection. Ideally located close to all amenities including shops, schools, train & bus station and the town centre you really are in the heart of everything whilst enjoying the peace and quiet of a residential terrace. The accommodation is set over three floors and is spacious throughout; the ground floor offers a large lounge with through diner which makes an excellent entertaining space. There is a separate modern kitchen and rear door access to a fully enclosed yard with brick built out house that houses the boiler and offers plentiful storage. To the first floor there is a large master and a second double room, modern family bathroom with bath and shower overhead. There is a useful linen cupboard to this floor and original smaller cupboards to both bedrooms. The top floor enjoys a generous master bedroom that could be put back into two bedrooms if desired offering flexibility to any discerning purchaser. To the front there is a private seating area and on street parking, the property enjoys double glazing throughout and gas central heating and is offered with no upward chain. Whether looking for a permanent family home, bolt hole property or buy to let this one ticks many boxes.

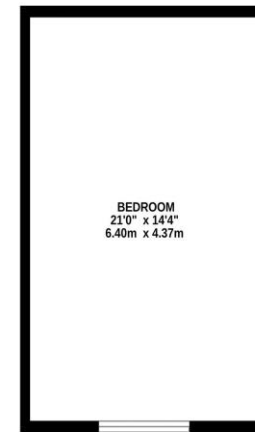
GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.2 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

Insert Map



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: 10035

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

Energy performance certificate (EPC)

|   |                           |  |
|---|---------------------------|--|
| 12 Raglan Terrace<br>WHITBY<br>YO21 1PS | Energy rating<br><b>D</b> | Valid until: 10 November 2033                |
|   |                           | Certificate number: 9330-2029-4390-2807-6175 |

|                  |                   |
|------------------|-------------------|
| Property type    | Mid-terrace house |
| Total floor area | 92 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 B.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9330-2029-4390-2807-6175>

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

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