

- No chain
- Detached home on spacious plot
- 3 bedrooms & 3 bathrooms

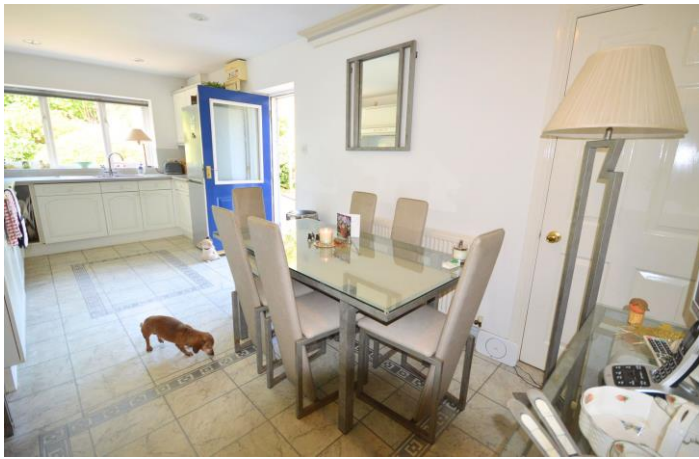


27 Linden Close, Briggswath, Whitby, North Yorkshire, YO21 1TA

Guide Price £495,000

Property Group

ASTIN'S



Astin's are delighted to present Pergola House, a beautiful well-looked after family home positioned at the end of a cul-de-sac with elevated views over Linden Close in Briggswath.

Originally built to be the home of the developer, this detached property has so much to offer and benefits from a larger than usual plot size. Accessed via steps from the driveway, there is an open porch leading to the entrance hallway. From this level you have access into the extremely spacious, double height, double garage with utility facilities, and a very large double bedroom with en-suite. This offers the perfect, private space for any visiting friends or family.

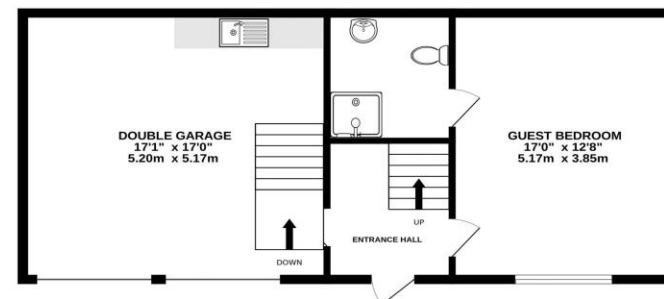
The first floor is flooded with natural light throughout and all of the rooms are of a generous size. There is a hallway with useful laundry cupboard, kitchen diner which opens into the garden, fantastic lounge with snug area which runs the width of the house, a double bedroom currently fitted as an office with cleverly hidden folding out single beds, family bathroom and the most wonderful master bedroom. The master bedroom is laid out to be larger than the usual for this house style and includes a walk-in wardrobe and en-suite shower room. Being at the front of the house you are able to lie in bed and take in the views!

There is a large, fully boarded loft that is perfect for further storage or extension opportunity if desired with the relevant planning permissions.

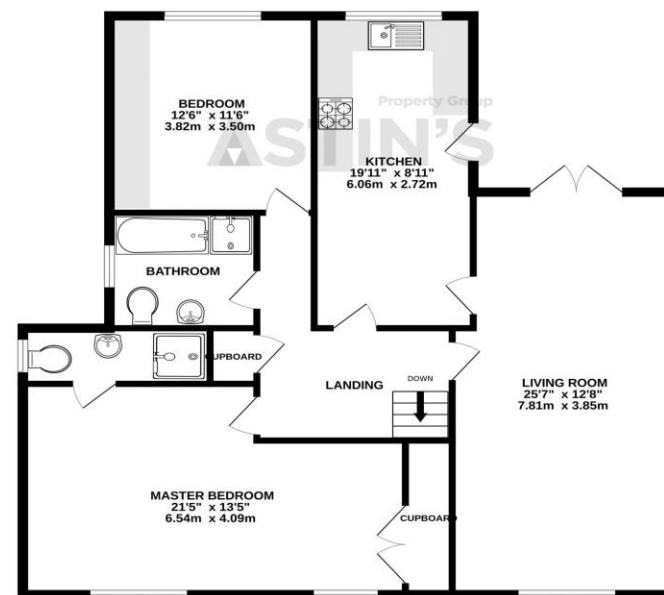
Externally there is driveway parking for at least 2 cars, level access into the garage which offers further parking. To the rear there is an extremely private landscaped garden split over multiple levels. There is also a summer house with store room.

Offered with no chain, viewing comes highly recommended.

GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



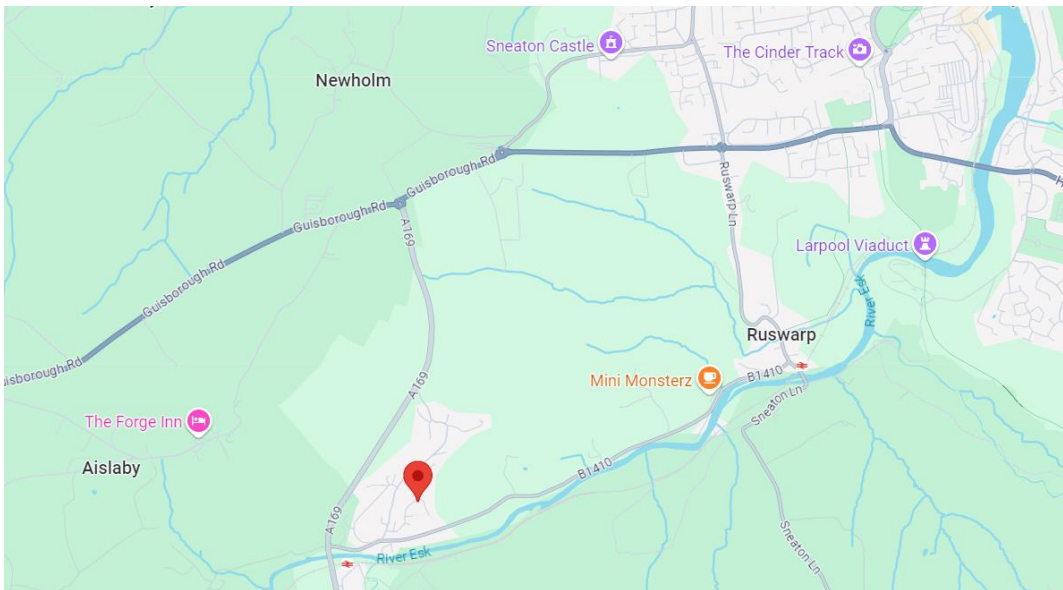
1ST FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



TOTAL FLOOR AREA: 1750 sq.ft. (162.6 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 connected to the property.

REF: 5262

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

Dwelling type:	Semi-detached house	Reference number:	[REDACTED]
Date of assessment:	06 January 2016	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	07 January 2016	Total floor area:	78 m ²

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:	£ 3,261
Over 3 years you could save	£ 1,440

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 158 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 1,440 over 3 years </div>
Heating	£ 2,550 over 3 years	£ 1,413 over 3 years	
Hot Water	£ 399 over 3 years	£ 252 over 3 years	
Totals	£ 3,261	£ 1,821	

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.

Energy Efficiency Rating

	Current	Potential	
	54	84	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,017
2 Floor insulation (suspended floor)	£800 - £1,200	£ 153
3 Low energy lighting for all fixed outlets	£50	£ 132

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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