

- No chain
- Large Detached home
- 3 bedrooms & 3 bathrooms



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

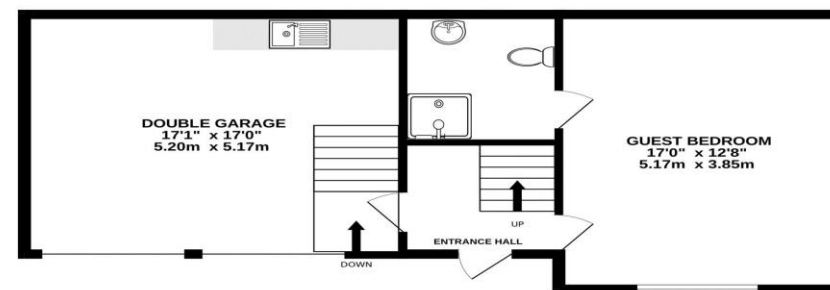
Guide Price £460 000

Property Group
ASTIN'S

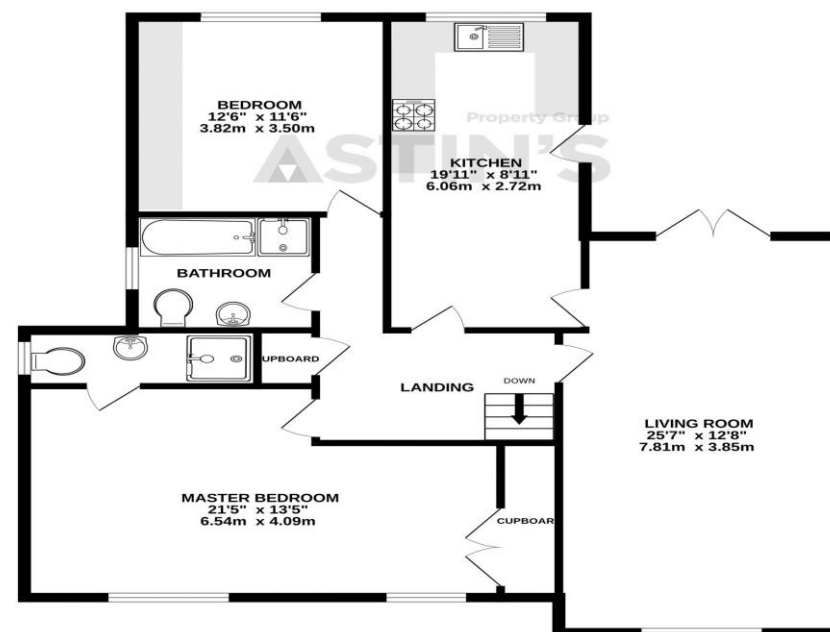


Astin's are delighted to present Pergola House, a beautiful generously proportioned, well-looked after family home positioned at the end of a cul-de-sac with commanding views over Linden Close in Briggswath. Originally built to be the home of the developer, this detached property has so much to offer 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

GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



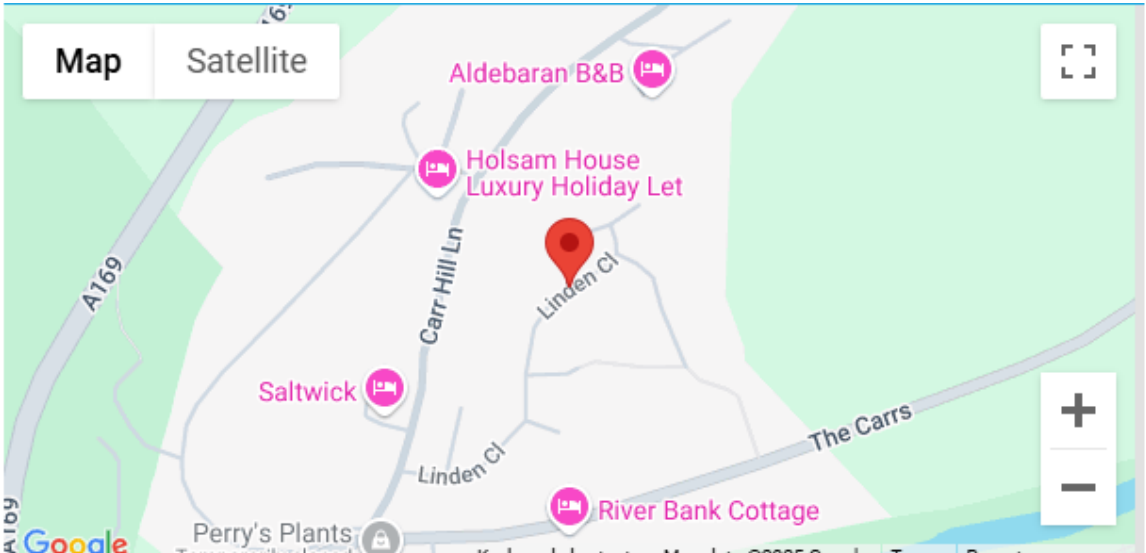
1ST FLOOR
1125 sq.ft. (104.5 sq.m.) approx.



TOTAL FLOOR AREA : 1712 sq.ft. (159.0 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: 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.

Astin's
47 Flowergate
Whitby, North Yorkshire, YO21 3BB

Energy performance certificate (EPC)

27 Linden Close Briggawath WHITBY YO21 1TA	Energy rating D	Valid until: 10 October 2034
		Certificate number: 0618-3942-1200-0684-7200
Property type	Detached house	
Total floor area	102 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 C.

[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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0618-3942-1200-0684-7200> 1/5

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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Tel: 01947 821122 Option 1
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