

- Substantial detached 4 bedroom home
- En-suite to master bedroom
- Parking for 2 cars & garage



12 Nightingale Drive, Whitby, North Yorkshire, YO22 4QP

Guide Price £360,000

Property Group  
**ASTIN'S**



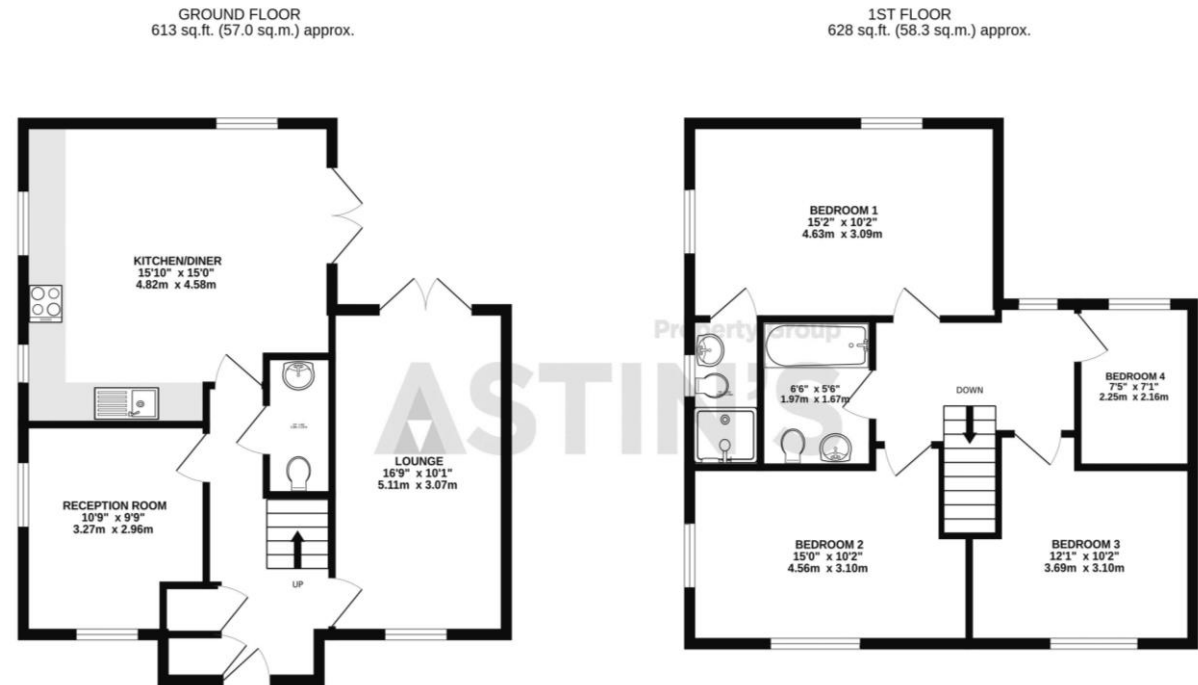
12 Nightingale Drive is a most beautiful family home, of excellent proportions situated on the Scoresby Park Development in Whitby.

Occupying a quiet position on the site with no passing traffic, overlooking the green, this home was designed with families in mind. You are welcomed into a bright entrance hall with 2 storage cupboards and a downstairs WC. There is a reception room which is currently used as a 5th bedroom, but would equally make a cosy snug, study or perhaps a playroom. There is a spacious, light-filled lounge and also an open plan kitchen dining room with integrated appliances, both of which have French Doors opening onto the patio – the perfect space for entertaining.

Upstairs there are 2 double bedrooms to the front, a single bedroom, modern family bathroom and extremely generous master bedroom complete with an en-suite shower room. There are even peeping sea views!

Outside the large enclosed garden has a patio for alfresco dining and lawned area beyond. The driveway offers parking for 2 cars as well as a garage.

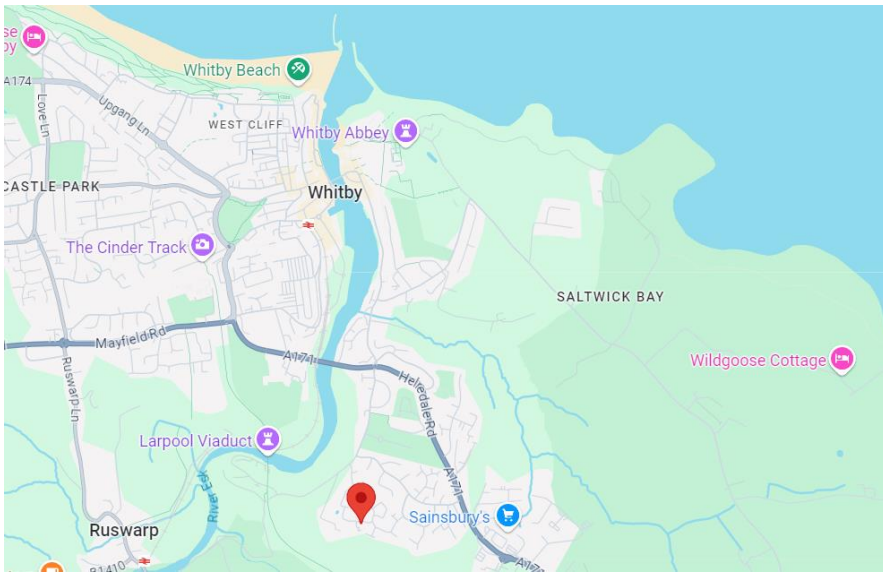
The current vendor has kept this property in immaculate condition and is tastefully decorated throughout, offering a ready-to-move-in family home that is conveniently located for access to local schools and amenities.



TOTAL FLOOR AREA: 1241 sq.ft. (115.3 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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**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: 10066**

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 (EPC)**

12, Nightingale Drive WHITBY YO22 4QP	Energy rating <b>B</b>	Valid until: 7 July 2025
		Certificate number: 0631-3878-7836-9405-0225

Property type: Detached house  
 Total floor area: 113 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>).

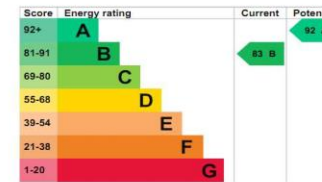
**Energy rating and score**

This property's energy rating is B. It has the potential to be A.

[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

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**

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