

- No chain Vacant possession.
- Excellent location close to the town centre and the beach
- Period features throughout and a straight walk in



9 Low Stakesby House, Harrowing Drive, Whitby, YO21 1JW

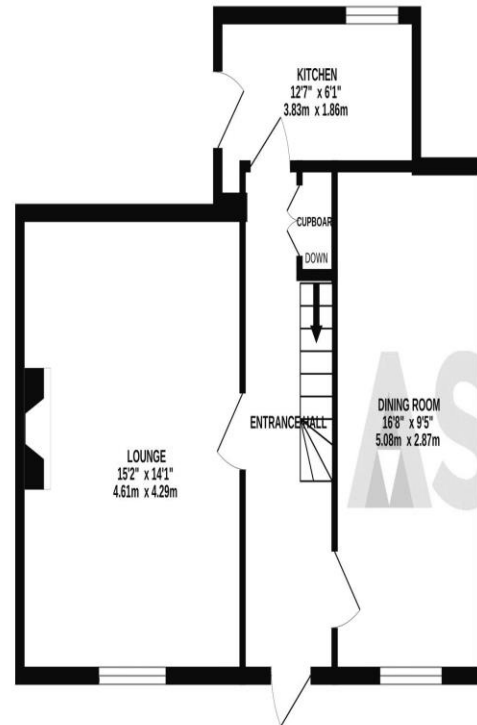
Guide Price £199,950

Property Group
ASTIN'S

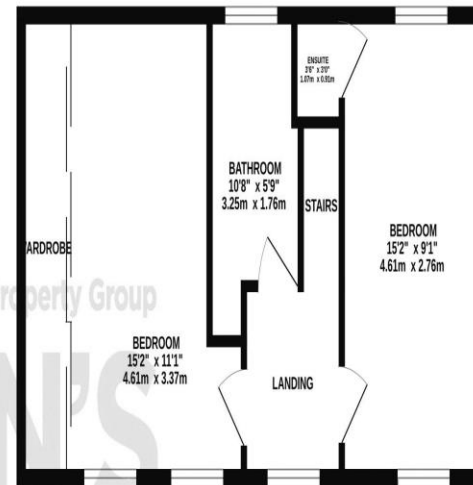


A 2 bedroom property converted from a large period house that is simply a straight walk in and offers an excellent base for the town. The ground floor offers a large lounge with feature, inglenook fireplace and two large sash windows overlooking the front court yard. There is a separate dining room that could be used as a third ground floor bedroom if desired, there is a large entrance hall and a recently fitted, bespoke modern kitchen with integral high spec appliances and ample storage. To the first floor there are two double bedrooms with en-suite to the master and large family bathroom. The master bedroom has a beautifully unique original window overlooking the manor house and the front courtyard. To the rear of the property there is an allocated garage and there is ample parking, and the property has use of the communal grounds of the manor house. Formerly the home of The Harrowings who were well known local shipowners this superb period residence is now split into a number of smaller properties who enjoy the benefits of the historic setting. Sold With Vacant possession and No Chain.

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.

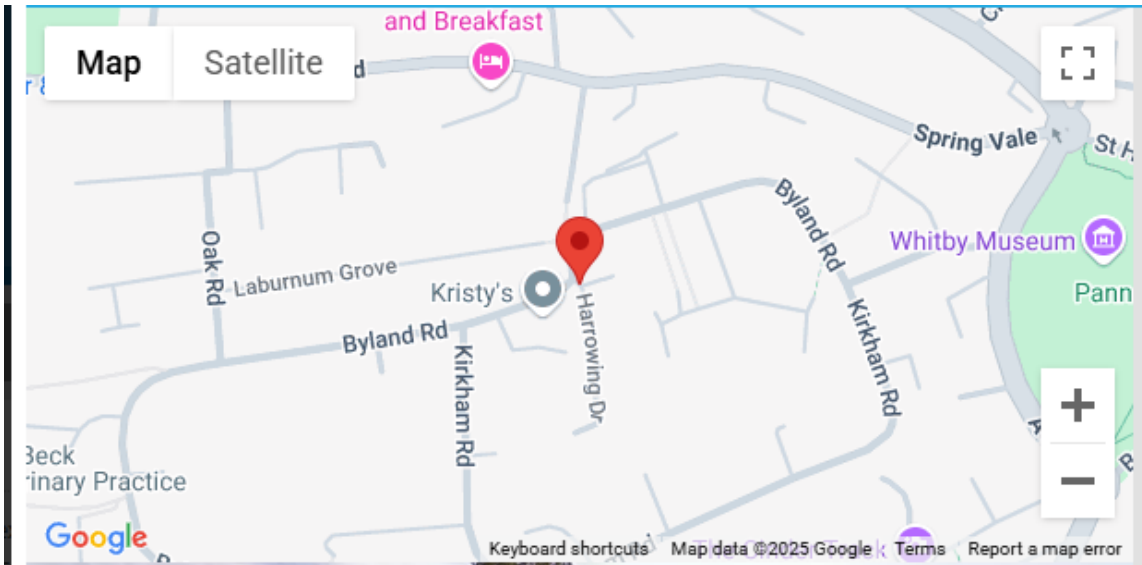


TOTAL FLOOR AREA: 967 sq.ft. (89.8 sq.m.) approx.

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.

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Always a warm welcome 7 days a week



t Map

TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Leasehold basis.

SERVICES:

All mains services are connected to the property.

REF: 9748

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

17 Any Street,
Any Town,
County,
YN3 6XX

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Total floor area:

Detached house
02 February 2007
[dd mmmm yyyy]
0000-0000-0000-0000
100 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Most energy efficient - Best running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
45-54 E		
35-44 F		
2-34 G		
Most energy efficient - Higher running costs		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - Lower CO ₂ emissions		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
45-54 E		
35-44 F		
2-34 G		
Most environmentally friendly - Higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC

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.


The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	453 kWh/m² per year	178 kWh/m² per year
Carbon dioxide emissions	43 tonnes per year	4.9 tonnes per year
Lighting	£81 per year	£86 per year
Heating	£1123 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. The certificate has been provided for comparative purposes only and enables one home to be compared with others. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



recommended

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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