

- 3 double bedrooms
- Parking for two cars and outdoor space
- Ideal location



47 Springvale, Whitby, North Yorkshire, YO21 1JG

Guide Price £265,000

Property Group

**ASTIN'S**







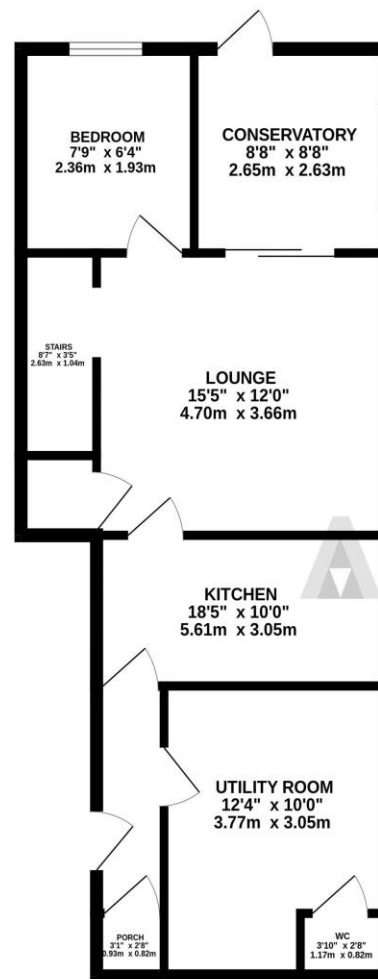
This bespoke 3 bedroom house is ideally located, close to the town centre, bus route, and amenities. A great property whether you are looking for a permanent family home, holiday home or commercial buy to let this property ticks many boxes. Quietly tucked away from the road this property boasts not only spacious accommodation but parking and a private outdoor space.

The accommodation comprises of a great size utility room with separate cloakroom. This leads onto a good size kitchen with plenty of cupboard space and room for a dining table, there is a separate lounge with patio door access through to a conservatory that leads to a well maintained garden with patio areas, a perfect sun trap. There is a ground floor double bedroom also.

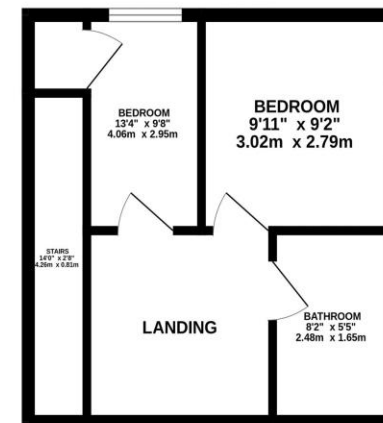
To the first floor there are two further double bedrooms with built in and plentiful storage there is also a family bathroom.

This property is a perfect home in the centre of town but giving the best of both worlds with it been quietly nestled away.

GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.

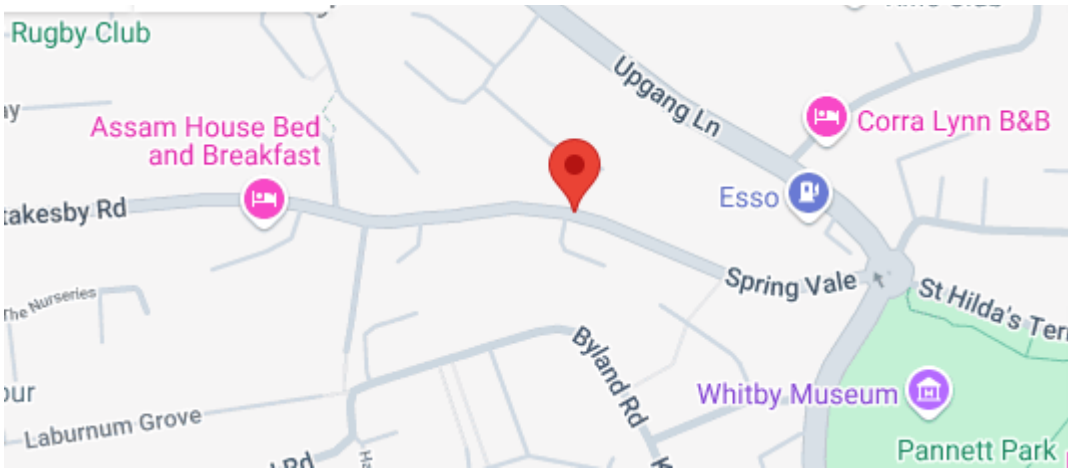


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TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.

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: 4525**

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)**

47, Springvale WHITBY YO21 1JG	Energy rating <b>F</b>	Valid until: 30 September 2024
		Certificate number: 8554-7620-2649-5379-6906

Property type	Semi-detached house
Total floor area	84 square metres

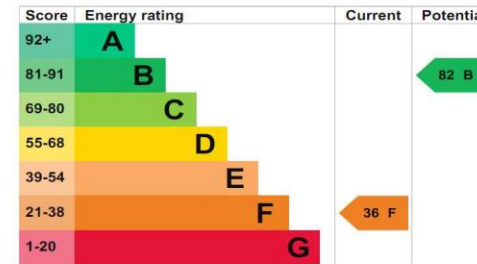
**Rules on letting this property**

**!** You may not be able to let this property  
 This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/the-eps-portal-property-minimum-energy-efficiency-standards-landlord-guidance).  
 Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

**Energy rating and score**

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

[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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8554-7620-2649-5379-6906>

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**

**47 Flowergate**

**Whitby, North Yorkshire, YO21 3BB**

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