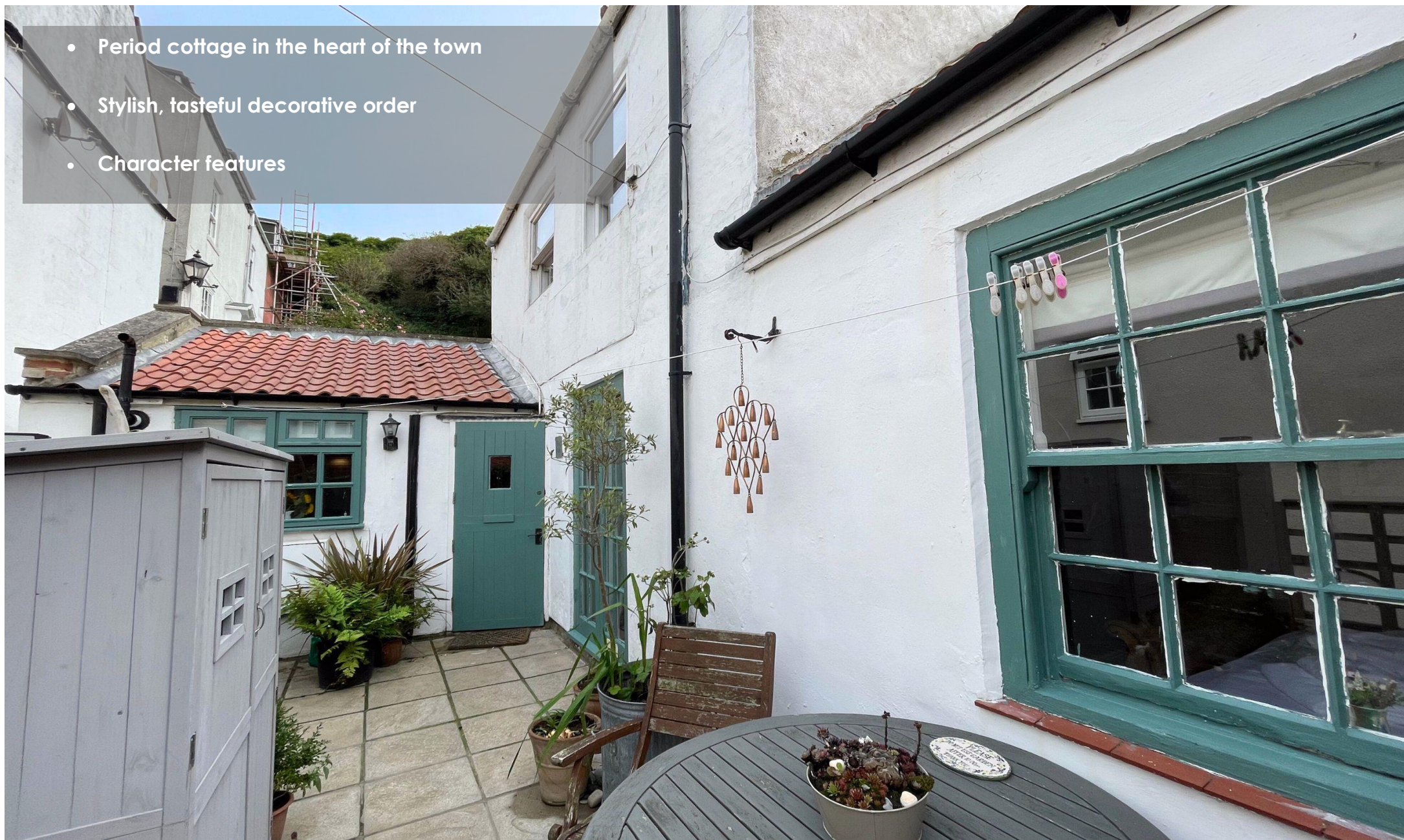


- Period cottage in the heart of the town
- Stylish, tasteful decorative order
- Character features



17 White Horse Yard, Church Street, Whitby YO22 4BW

Guide Price £275,000

Property Group

**ASTIN'S**







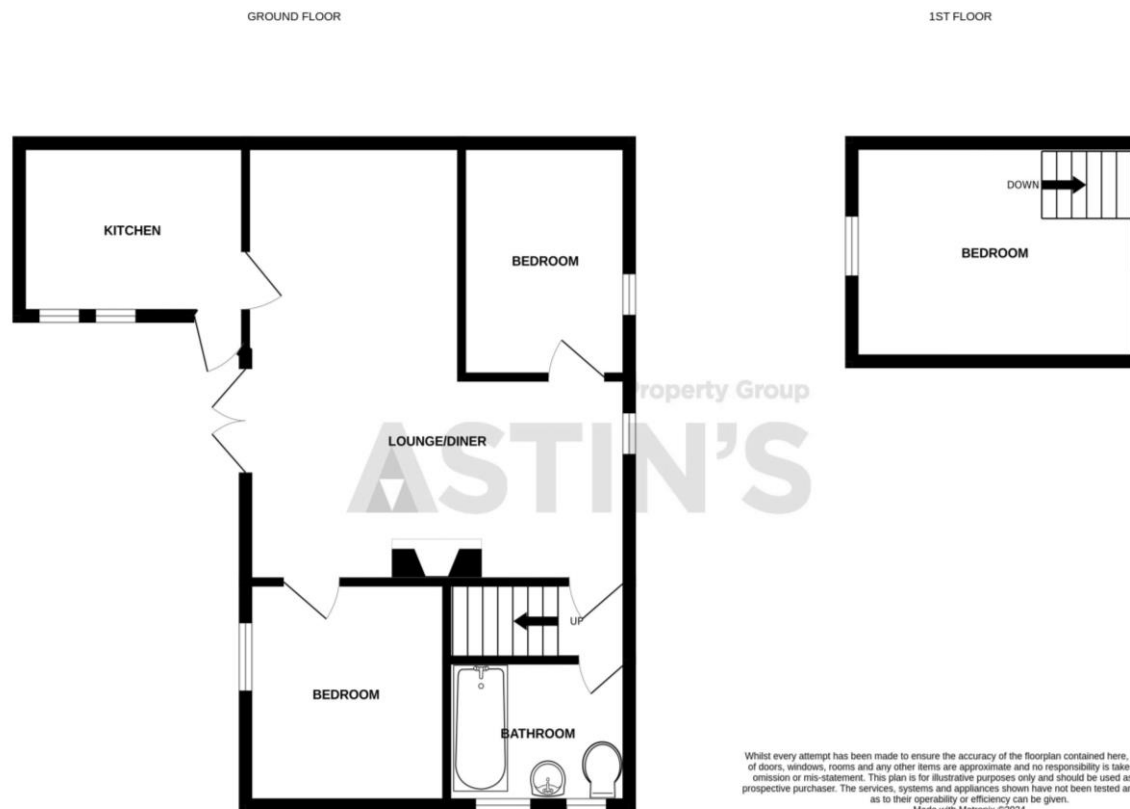
A truly delightful period cottage, situated in a quiet and peaceful yard off Church Street's cobbled byway, on the east side of Whitby's historic old town.

The property has been tastefully decorated throughout, retaining some period features including some original panelling and open beamed ceilings. The kitchen and bathroom have been upgraded and the property benefits from having combination gas central heating.

The accommodation comprises 2 ground floor bedrooms with a further larger attic bedroom on the first floor, good sized lounge diner and has the attractive benefit of a private paved patio area to the front of the property.

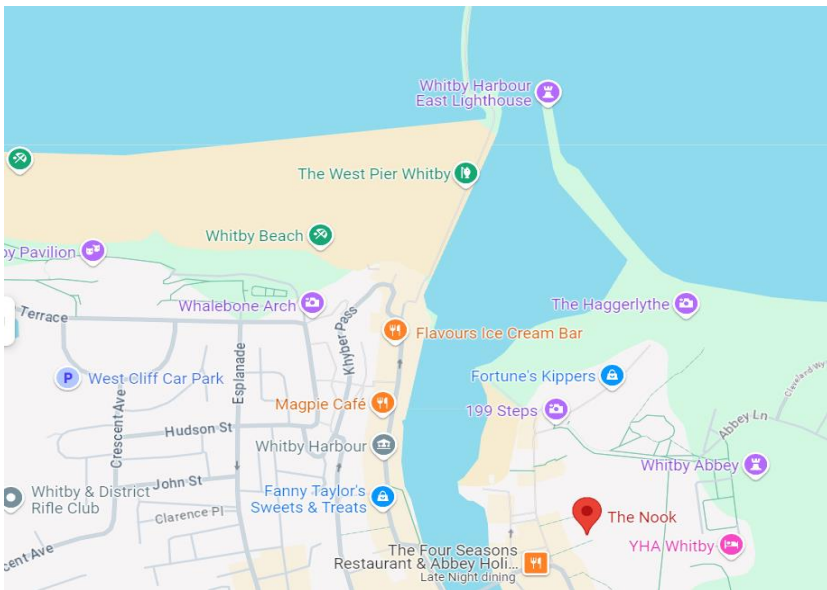
With the shops, beach, harbourside and local attractions all within easy reach, the cottage provides the perfect base tucked away in the heart of the old town for those looking for a second home or holiday investment.

Offered with vacant possession, the cottage is without doubt an attractive proposition and early inspection is recommended.



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.  
Made with Metropix ©2024

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: 4616**

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

HM Government

---

**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<sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,261</b>
<b>Over 3 years you could save</b>	<b>£ 1,440</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 155 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> <b>You could save £ 1,440 over 3 years</b> </div>
Heating	£ 2,550 over 3 years	£ 1,413 over 3 years	
Hot Water	£ 399 over 3 years	£ 252 over 3 years	
<b>Totals</b>	<b>£ 3,261</b>	<b>£ 1,821</b>	

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	
Very energy efficient • lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	54	84	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient • higher running costs			

The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
 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.

### 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](http://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.

**Astin's**

**47 Flowergate**

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

**For all our properties visit [www.astin.co.uk](http://www.astin.co.uk)**

**Tel: 01947 821122 Option 1**

**Email: [property@astin.co.uk](mailto:property@astin.co.uk)**