

- 3 bed detached stone built house
- Detached garage
- Stunning wrap around gardens



Laneside, Briggswath, Whitby, North Yorkshire, YO21 1RU

Guide Price £325,000

Property Group

ASTIN'S



Astins are pleased to bring to the market this substantial detached three bed stone built property that is nestled wonderfully into the bank side at the bottom of Carr Hill Lane.

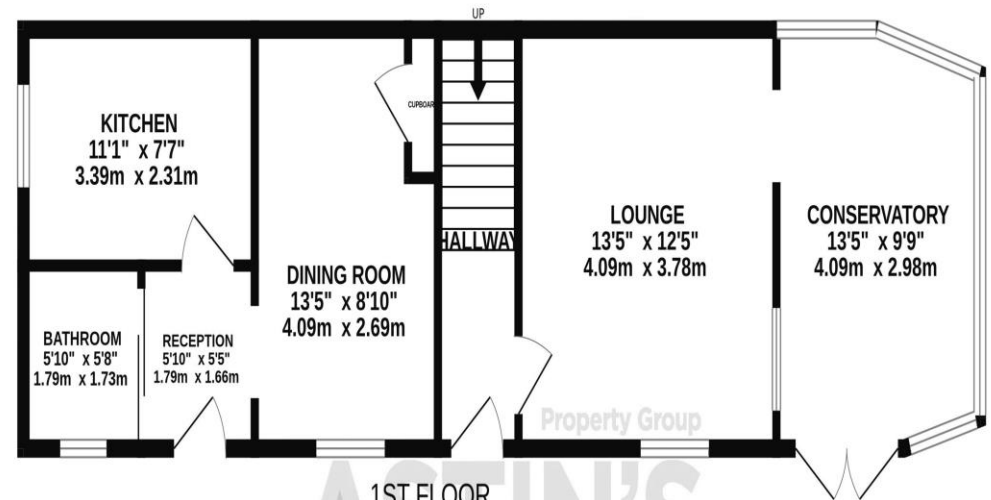
This period property is a quintessential cottage and offers all the features one would expect from a cottage of this age but has the modern changes that one would need of this day and age. The cottage comprises of a large lounge area with separate dining room and a modern kitchen off, there is a full family bathroom also to this level.

The cottage has had the addition of a conservatory to the side elevation that opens out to the gardens. A perfect breakfast room and additional living space. To the first floor there are three double bedrooms with built in wardrobe to the master, there is also the benefit of an en-suite to the second double bedrooms. The cottage has gas central heating and the windows are all cut led glass, again in keeping with the cottage.

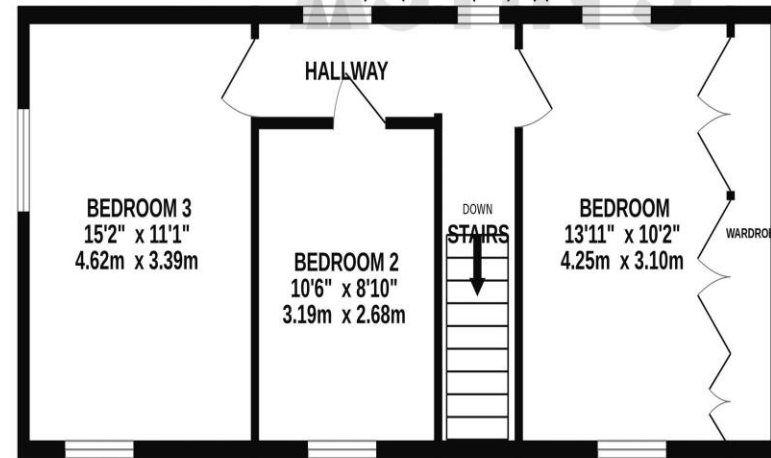
The property is situated in private wrap around gardens with terraces and patios placed to make the most of the elevated position and the sun. There is also a stone built outhouse with water and power and a detached garage.

This property certainly warrants close inspection to be truly appreciated at this remarkable price

GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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 with the inclusion of a septic tank

REF: 1948

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)

11 Briggswath WHITBY YO21 1RU	Energy rating E	Valid until: 19 November 2026 Certificate number: 8466-7529-4339-6869-5996
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Property type
Detached house

Total floor area
93 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 current energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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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