

- Stunningly beautiful large family home with potential business attached if desired
- Sea and rural views over Sandsend
- Ideal location close to all amenities



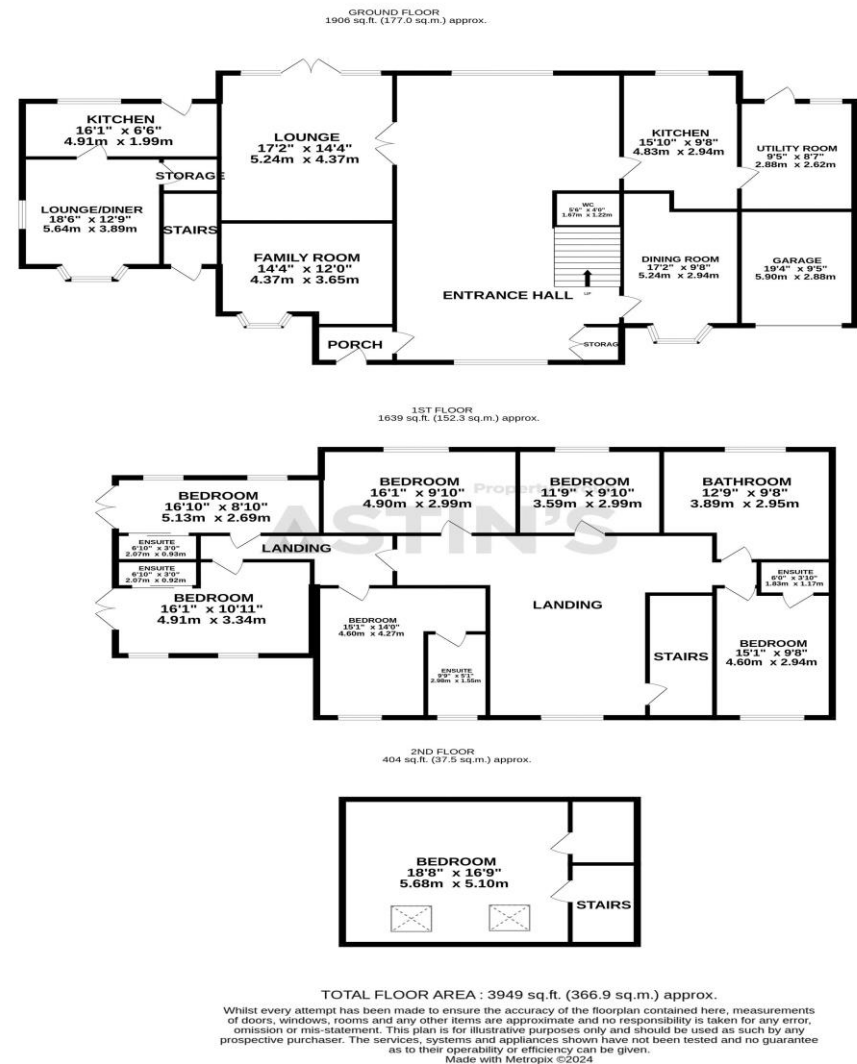
2a Love Lane, Whitby, North Yorkshire, YO21 3LJ

Guide Price £599,950

Property Group
ASTIN'S



Astins are proud to bring to market this fantastic, substantial family home that is not only a fabulous home but gives any discerning purchaser the chance to have an on-site business offering a three bedroom, self-contained holiday let! Ideal for and Air B and B and an on-site income, perfect for stay at home or work from home families. Not only that, this property is ideal for multi-generational living or just a large family that are wanting a generous family home by the Sea. Of course there is also the option of a prime location holiday let with sea views. The possibilities and flexibility of this property are endless. This property is truly bespoke and you will not find anything quite like it on the current market. The accommodation is over three floors and again flexible throughout. When you enter the property you are greeted with a large entrance hall giving a sense of grandeur to the property. Off this dual aspect hall there is a large lounge with patio doors to the rear garden, dining room and family room, both of these rooms could be used as ground floor bedrooms, office space or study. There is a well equipped kitchen with ample storage to the rear of the property and separate utility with rear door access. To the first floor there are three double bedrooms, one offering en- suite, there is also a large family bathroom with corner bath and separate shower. To the third floor there is a further double bedroom with walk in storage. Off the second floor there has been a clever addition, this extension of the house offers a further three double bedrooms, all with en-suite facilities and Juliet balconies off two of the bedrooms. All of the bedrooms offer a Sea and rural view. There is a modern kitchen and



Always a warm welcome 7 days a week

Insert Map



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: 4306

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.

Astin's

47 Flowergate

Whitby, North Yorkshire, YO21 3BB

10/3/24, 1:29 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

English | Cymraeg

Energy performance certificate (EPC)

2a, Love Lane WHITBY YO21 3LJ	Energy rating C	Valid until:	28 February 2026
		Certificate number:	0543-2824-7722-9726-4831

Property type Semi-detached house

Total floor area 234 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-guidance).

Energy rating and score

This property's energy rating is C. 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		82 B
69-80	C	76 C	
55-68	D		
39-54	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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0543-2824-7722-9726-4831>

1/5

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.

For all our properties visit www.astin.co.uk

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Email: property@astin.co.uk