

- Two bedroom, end terraced house
- Private driveway for two vehicles
- Immaculately presented throughout



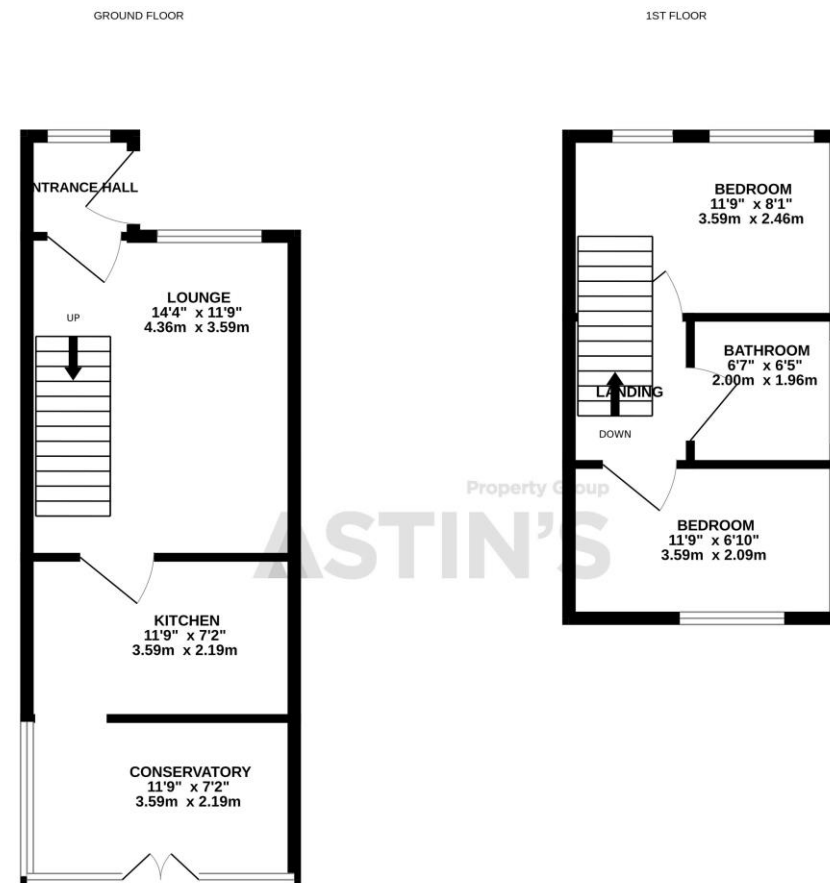
24 Holly Tree Court, Whitby, North Yorkshire, YO21 1JQ

Guide Price £225,000

Property Group
ASTIN'S



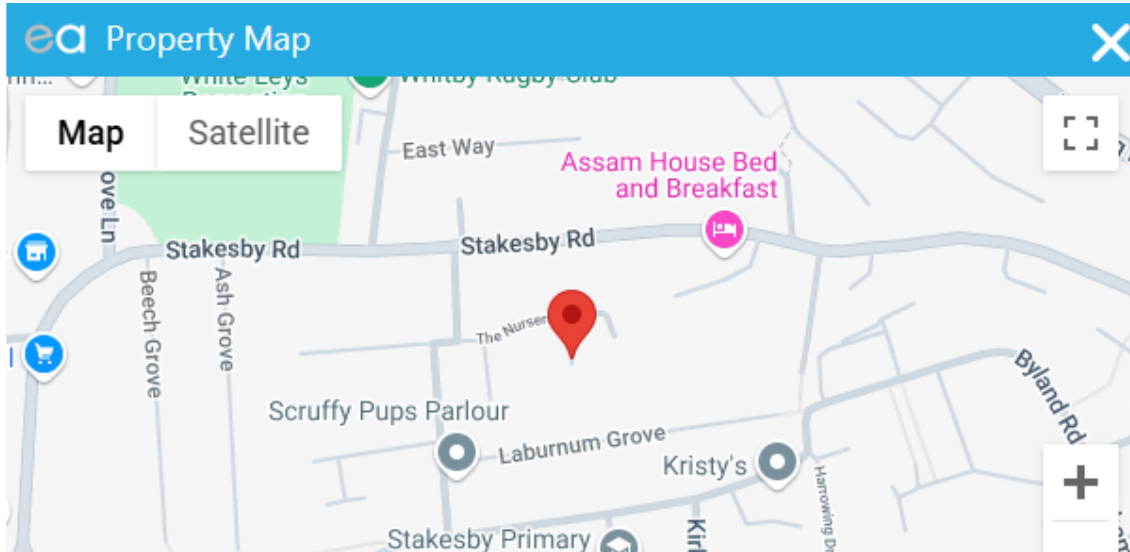
Astin's are delighted to present 24 Holly Tree Court. An immaculate two bedroom, end terraced home, situated in a popular residential location. Conveniently positioned in the corner of this attractive cul-de-sac, being close to schools, local amenities and within walking distance from the town centre. The well presented accommodation briefly comprises an entrance hall, cosy lounge with feature fireplace, modern kitchen with under cupboard drop lighting and houses an integral electric cooker, fridge-freezer and dishwasher. From the kitchen there is a large conservatory which is light, spacious and benefits from under floor heating - making a fantastic entertaining area. To the first floor, there are two bedrooms, both with built-in wardrobes and a modern bathroom. The property benefits from oil central heating and double glazing throughout. There is a fenced front garden which is beautifully maintained, large storage shed and private driveway for two vehicles. To the rear there is a south-facing patio area, which can be accessed through the conservatory or pathway next to the house. 24 Holly Tree is ideal for first time buyers or for those seeking to downsize. Early viewing is highly recommended to avoid disappointment.



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

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: 6131

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

19/04/2021

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

Energy performance certificate (EPC)

24 HOLLY TREE COURT WHITBY YO21 1JQ		Energy rating D
Valid until 15 April 2031	Certificate number 9510-8039-9002-0494-5902	

Property type
End-terrace house

Total floor area
60 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9510-8039-9002-0494-5902>

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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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