

- Good Sized Plot with Driveway
- Close to Supermarket & Schools
- Open Field to the Rear



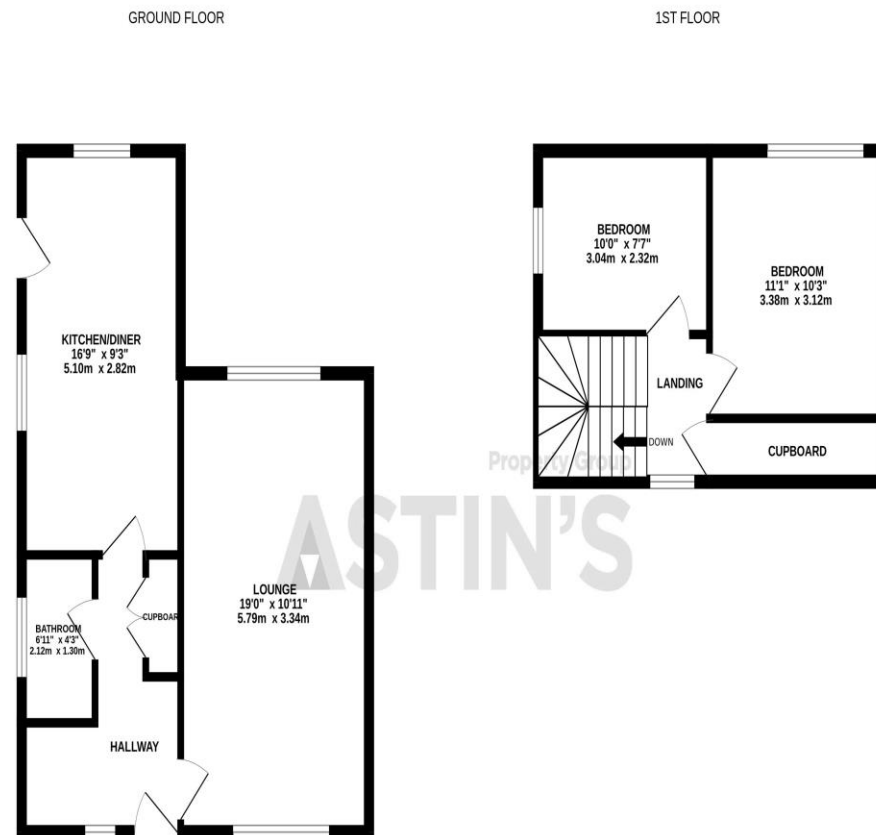
39 Saxon Road, Whitby, North Yorkshire, YO21 3NU

Guide Price £240,000

Property Group
ASTIN'S



A two bedroom semi-detached dormer bungalow sitting on a large plot in a popular residential area of town. Saxon Road is close to Lidl, the Spar garage and Stakesby Primary School. Located with the rear garden backing onto the old railway line (which is now a public field) the property is not overlooked. It is possible to walk to the beach or the White house for a meal /drinks using this shortcut which is a definite bonus. It is also ideal if you have a dog as you are straight out onto the green area if required. There is also a range of shops at The Parade which includes a Post Office in the supermarket that is within a close distance. Inside the house has a lounge that runs the full length of the house, an extended dining kitchen, hallway and downstairs shower room. Upstairs there are two good sized double bedrooms and a large storage cupboard in the eaves. The property has a driveway and a large shed. A garage could be added here if required. The current owners have a seating area to the side of the house and also a summerhouse on a decked area at the bottom of the garden. The rest of the gardens both front and rear are mainly laid to lawn so are easily maintained but could be further developed to suit the new owner. Sold with no chain this property could suit a wide variety of people with its easy access and great location.



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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Energy performance certificate (EPC)			
39 Saxon Road WHITBY YO21 3NU	Energy rating D	Valid until:	26 February 2035
		Certificate number:	2067-3047-1202-3645-2200
Property type		Semi-detached house	
Total floor area		82 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 energy rating is D. 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
the average energy score is 60

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: 7120

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(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.

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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