

- Popular West Side Location
- 2 Bedrooms
- Residents Parking



27 Sutcliffe Court, Byland Road, Whitby, North Yorkshire, YO21 1YH

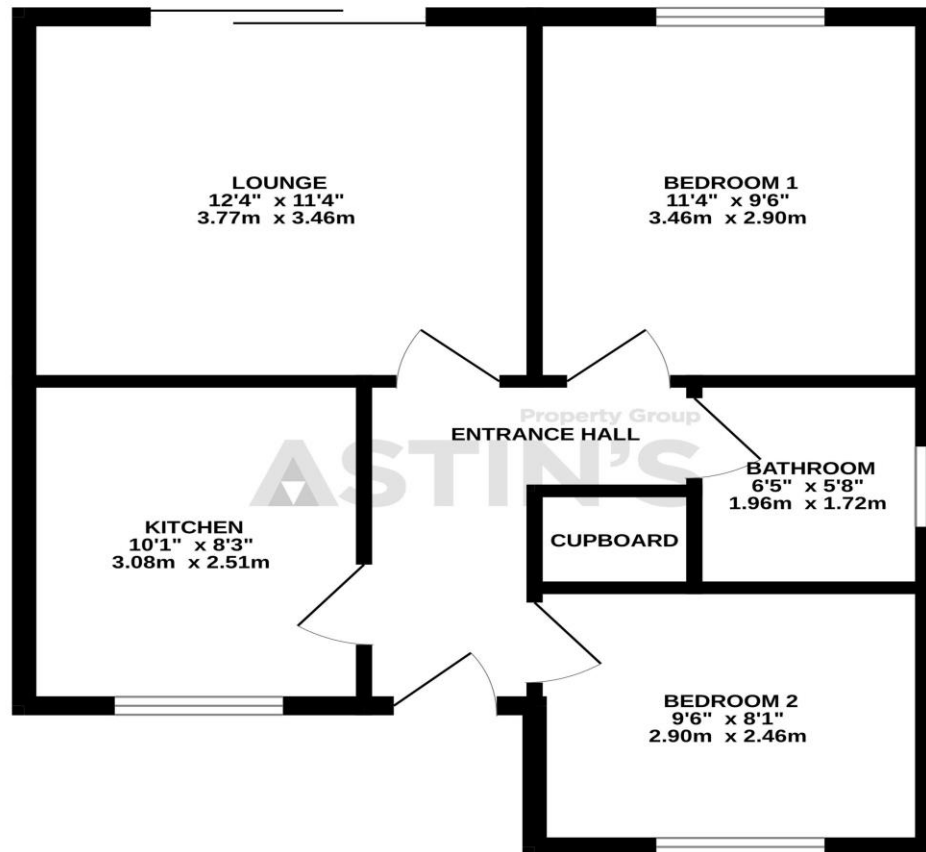
Guide Price £159,950

Property Group
ASTIN'S



A well presented 2 bedroom end of terrace bungalow in a popular residential area. These bungalows are leasehold for over 55's only and managed by Accent Homes. This property has a gloss finish modern kitchen with some built in appliances and a free standing fridge. There is also space in the kitchen for a dining table if required. There is a spacious lounge with an electric fire and sliding patio doors into the level lawned rear garden. There is a wet room with an electric shower, handbasin and W.C. There are also two good sized bedrooms with plenty of space for wardrobes. To the front of the property there is a small border with shrubs and a paved area which can be used for additional outside seating.

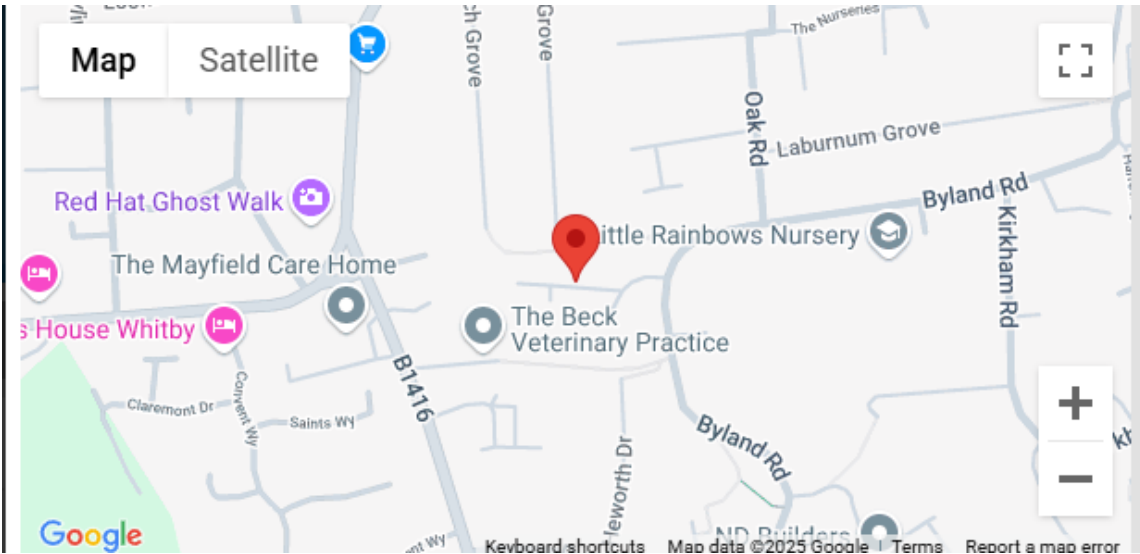
GROUND FLOOR



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 Leasehold basis.

SERVICES:

All mains services are connected to the property.

REF: 10056

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)

27 Sutcliffe Court Byland Road WHITBY YO21 1YH	Energy rating D	Valid until: 22 October 2034
		Certificate number: 2572-3943-7200-7744-2200

Property type	End-terrace bungalow
Total floor area	51 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-\(meps\)-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-(meps)-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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	57 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

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.