

- Detached bungalow
- Newly Refurbished
- Decking to rear with Abbey Views



24 Meadowfields, Whitby, North Yorkshire, YO21 1QF

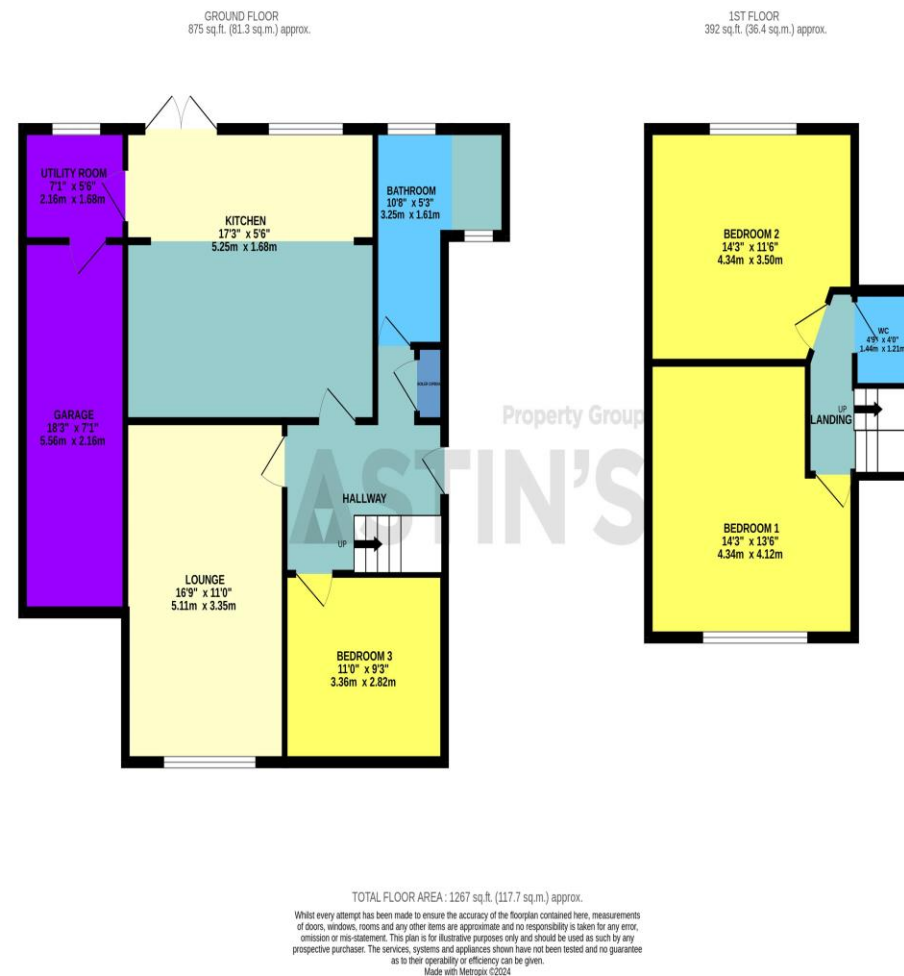
£350,000

Property Group  
**ASTIN'S**





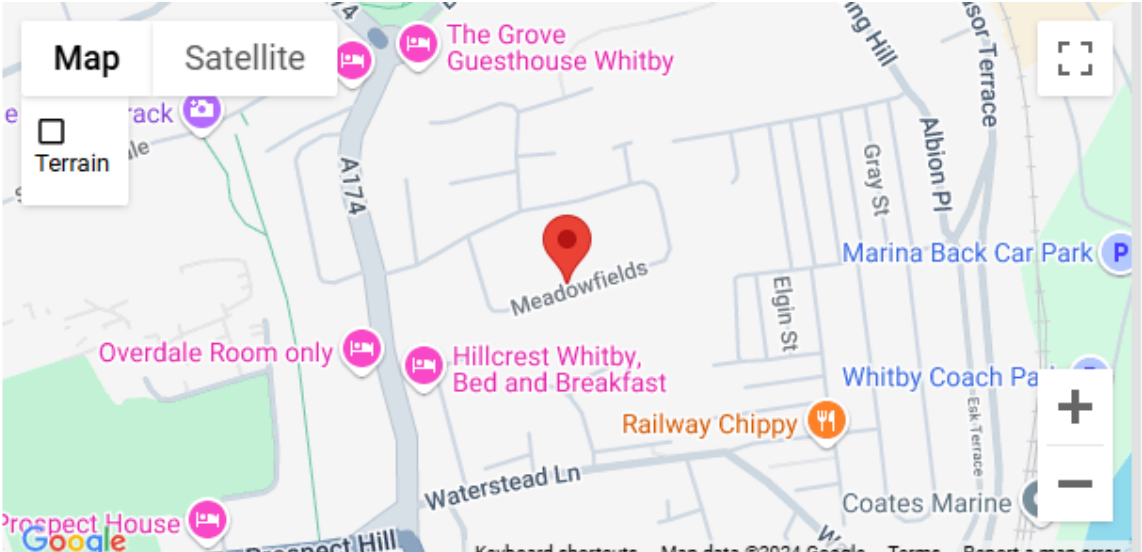
A detached fully renovated chalet bungalow occupying a prime situation with views of the town in a popular residential location. Ground floor accommodation comprises lobby, lounge, dining room / bedroom, extended kitchen, large bathroom, utility and on the first floor are 2 bedrooms and a cloakroom. The property benefits from combination gas fired central heating, uPVC double glazing, garage and easy maintenance gardens to the front and rear. This immaculately decorated and presented dwelling is highly recommended for early viewing to avoid disappointment. This property is available with vacant possession and is chain free.



Always a warm welcome 7 days a week



Insert



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: 3180

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

11/12/2024, 20:31

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

### Energy performance certificate (EPC)

24 Meadowfields WHITBY YO21 1QF	Energy rating <b>D</b>	Valid until:	10 December 2034
		Certificate number:	0849-3944-2202-7284-7200

Property type	Detached house
Total floor area	120 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	77 C
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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0849-3944-2202-7284-7200?print=true>

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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](http://www.astin.co.uk)

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