

15 Heather Drive, Whitby, North Yorkshire, YO22 4DZ

Offers in Excess of £250,000















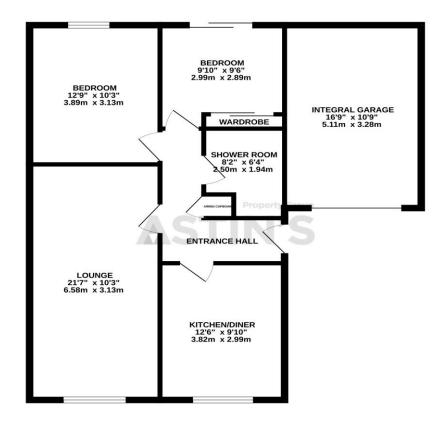






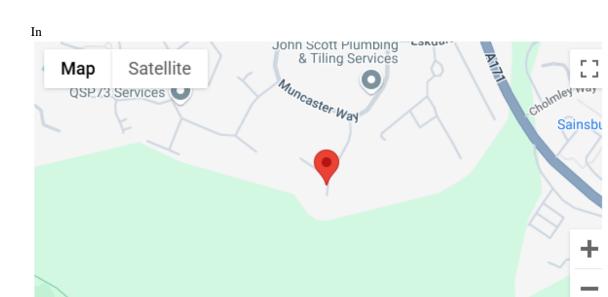
A detached 2 bedroom bungalow located on Eskdale Park, close to supermarkets and shops, also on a bus route. This property is on a level site with front and rear easily maintained lawed gardens. To the front there is on street parking, also a driveway and garage, which has a new up and over electric door. Inside the bungalow has 2 double bedrooms, one of which has a double fitted wardrobe and new UPVC patio doors into the back garden. The large lounge has a large bay window to the front, and a small window to the side. This room has two radiators and an electric fire. The kitchen is a good size with space for a washing machine, fridge and has a built in oven and ceramic hob. The combi boiler was fitted in 2024 and is also in the kitchen cupboard. The shower room is fully filed with a UPVC window to the side, there is a double shower, heated towel rail, hand wash basin and WC. There is an airing cupboard in the hallway for storage and there is also space in the attic but this will need boarding out.

GROUND FLOOR 870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA: 870 sq.ft. (80.8 sq.m.) approx.

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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: 10132

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

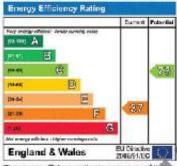
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17 Any Street, Any Town, County, YY3 5000 Dwelling type: Date of assessment: Date of certificate: Reference number: Detached house 02 February 2007 [dd mmmm yyyy] 0000 0000 0000 0000 0000

Environmental Impact (CO₂) Rating

Total floor area: 100 m*

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



Committee Potential
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fixel bits will be.

The environmental impact rating is a measure of a frame's impact on the environment in terms of carten dicade (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO) emissions and fuel costs of this home

		Gurrent	Potential
Energy Use		453 hWhites per year	178 kW : An 2 per year
Carbon diaxide emissions	100	få tannes par year	4.9 tonnes per year
Liphting	0.70	E81 per year	E386 per year
History	100,407	£1173 peryear	E467 peryser
Hot water		E219 per year	2104 per year

Based on pandardised assumptions about decupancy, heating patterns and geographical location, the above table ploudes an indication of tow much it will cost to provide lighting, heating and hot water to this home. The first occur or ly tab. It is account the ocst of fuel and not any associated service, maintenance or tearly inspection, the detriferie has been provided for comparative purposes only and enables one name to be compared with a rather flavour check the date the certificate was issued, because fuel prices can increase over time and enables are name to be corrected and an area of the flavour commenceations will sook.

To see how this home can achieve its potential rating please see the recommended measures.



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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