

- Terraced House
- Excellent Decorative Order
- Large Basement



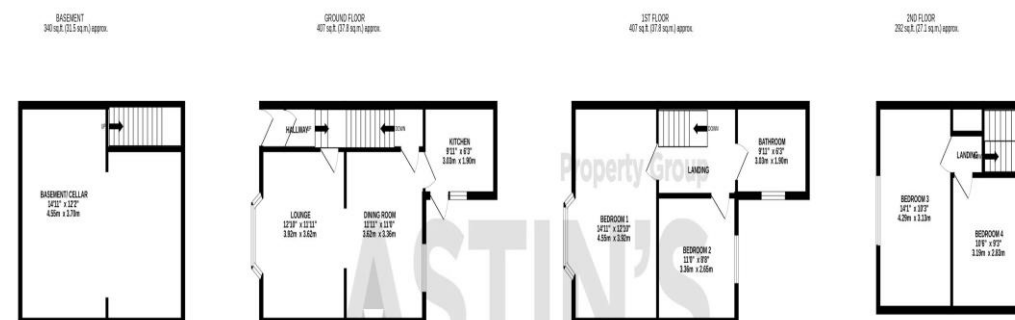
15 Falcon Terrace, Whitby, North Yorkshire, YO21 1EH

£235,000

Property Group
ASTIN'S



This immaculately presented spacious 4 bedroom mid-terraced home has three residential floors and a large basement. We recommend a viewing of this property to anyone looking for a spacious house for a sensible price. The property is beautifully presented throughout and has been extended to the rear to provide kitchen and bathroom space. The property has scope for further development if so desired with an exceptionally large cellar which at present allows for storage normally associated with a much bigger property. Meeting all modern requirements, including uPVC double glazing throughout, gas central heating and integral appliances in the kitchen area, the property is located in a popular residential area, close to the hospital, police station bus and railway stations, whilst only a short walk from both the town centre with all its amenities and schools for all ages. Call us now to view!



TOTAL FLOOR AREA: 1446 sq.ft. (134.3 sq.m.) approx.

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: 7444

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

English | [Cymraeg](#)

Energy performance certificate (EPC)

15 Falcon Terrace
WHITBY
YO21 1EH

Energy rating
D

Valid until:
25 April 2034
Certificate number:
2264-3037-0204-4424-4204

Property type
Mid-terrace house

Total floor area
106 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

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		85 B
69-80	C		
55-68	D	60 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.

For all our properties visit www.astin.co.uk
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Email: property@astin.co.uk