

- Large Detached Property with no Forward Chain
- Quality Interior Design and Decoration
- Holiday Lettable or ideal as a Permanent Home



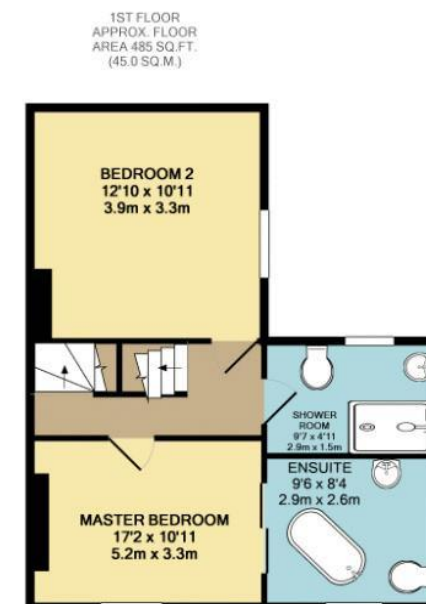
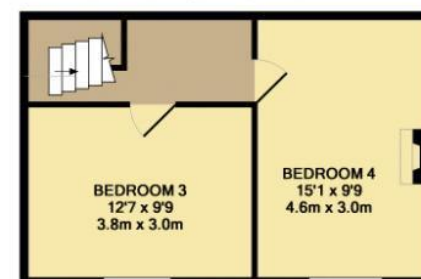
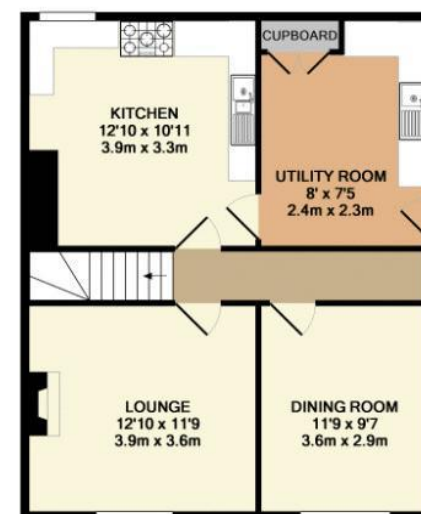
Vale View, Thorpe Lane, Fylingthorpe, Whitby, North Yorkshire,
YO22 4TN

Guide Price £365,000

Property Group
ASTIN'S



Vale View is a fine example of a large property with period features with three floors of quality accommodation. This house could easily make a large permanent family home or continue to run as a holiday let. Vale View is very close to the primary school and other local amenities. There is a shop, public house and also a butchers in the immediate vicinity. Also close by there is a childrens' playground , access to the cinder track and of course the stunning beach at Robin Hoods Bay. The property is also on the main bus route to Whitby & Scarborough - the bus stop is right outside the house. Currently used as a successful holiday let this property is decorated in a fresh modern style which reflects the coastal location and adds a touch of extra luxury which is the definite advantage of property that has been upgraded to holiday let. The back door of the house opens into a large utility area with velux overhead windows adding additional light. This area has a sink, washing machine and dryer , fridge and cupboard space for storage. This area is idea to keep coats and boots and things that need not come into the main house! The utility leads into the kitchen which has a large range cooker and the large original bread oven which is a stunning feature. There are plenty of cupboards and extra space for a fridge freezer and dishwasher. Although there is also a separate dining room as expected of a house this large there is plenty of space in the kitchen for a table as well. Also on the ground floor there is a good size lounge and as mentioned a separate dining room, plus another main door that leads from outside into the main hallway. On the first floor there is an incredible master bedroom suite with sliding opaque glass doors leading into a large and luxurious ensuite with free standing bath, tiled floor, WC and sink. There is also a large family bathroom containing a double shower, WC , heated towel rail and sink and a further large double bedroom to the rear. To the second floor there are two further generous double bedrooms with feature fireplaces in both rooms. These bedrooms offer the beautiful views over the rooftops and countryside that Vale View is named after. This property is of such a good size and quality it really needs to be viewed to appreciate the amount of accommodation to offer! Also check out the great location - just out of the hustle and bustle of The Bay but close enough to enjoy all of its benefits. This property has no forward chain.



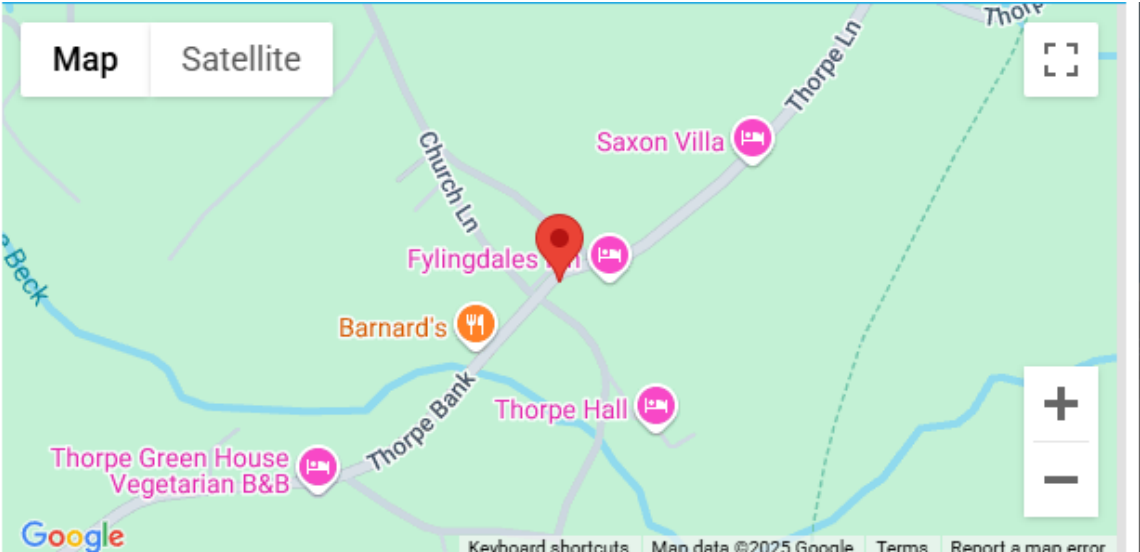
TOTAL APPROX. FLOOR AREA 1422 SQ.FT. (132.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: 5826

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)

Vale View Thorpe Lane Fylingthorpe WHITBY YO22 4TN	Energy rating D	Valid until:	10 October 2034
		Certificate number:	1134-6720-9409-0791-2292
Property type		End-terrace house	
Total floor area		107 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-standards-and-exemptions) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-exemptions>).

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		76 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.