

64 St. Peters Road, Whitby, North Yorkshire, YO22 4HX £205,000

Property Group



















\*\*£5,000\*\* Allowance Towards Deposit ! An immaculately presented 3 bedroom semi-detached house laid out on three floors. There is a parking area to the front and good sized rear garden. The house has a lounge to the front with a woodburner from where a door leads into the kitchen with a breakfast bar. modern kitchen units and work tops, built in oven and hob, space for a washing machine and fridge freezer. A door leads into the back garden onto the indian stone patio and lawn. On the first floor there is a a family bathroom with W.C, a vanity unit with a basin and a bath. There are also two double bedrooms on this floor. The third floor has the third double bedroom with an en-suite shower room. This room has a window to the rear with views across the countryside and a velux window to the front looking across over the town, there is even a peep of the sea! This house is located on Whitby's East Side close to the larger supermarkets, a primary school, petrol station, bus route and sports facilities. Call us now to view this beautiful home!

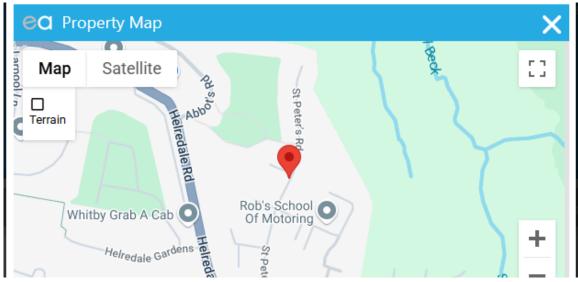


TOTAL FLOOR AREA : 769 sg.ft. (71.5 sg.m.) approx.

Weld every attenty has been made to ensure the accuracy of the frozpian contained here, measurement of doos, windows, can ad any of the times are provintiels and or opposibility is taken it any error, onisoino or ms-statement. The pian is for fluctuate purposes only and should be used as such by any prospective purchase. The services, systems and applicates shon have not been tested and no guarantee as to their greenability or efficiency can be given. Made well Meetings Cost

# 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: 9879**

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 17 Any Street. Dwelling type: Detached house Ary Town, Date of assess 02 February 2007 County. [dd mmmm yyy] 0000 0000 0000 0000 0000 Date of certificate: Reference number: Total floor area 166 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 (CO<sub>2</sub>) emissions.



the more energy efficient the home is and the lower the fuel bills will be.

home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the tating the less impact it has on the environment

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

	Gurrent	Potontial
EnergyUse	453 kWh/m² per year	178 kW1/m2 per year
Carbon diaxide emissione	tið bannas þar yvar	4.9 tonnes por year
Liphing	E81 per year	Elia par year
Histop	E1173 perysar	E457 peryser
Hotweler	E219 per year	E104 per year

Based on parkandies diagrampions about coorpanys, heating patterns and geographical location, the above bable prevides an indication of how much it will cost to provide lighting, heating not hot water to this home. The fuel cost is by take it to account the cost of heat and not any accounted convide, maintenance or safety inspection: the cost is account the cost of heat and not any accounted convide, maintenance or safety inspection: the cost is account the cost of heat and not any accounted convide, maintenance or safety inspection: the cost is account the cost of heat and not any accounted convides any and enables one home to be compared with a cost of divergence will be cost. one about occupancy, heating patterns and geographical location, the above over time and energy saving recommendations will evolve.

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.

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