

- 3 Bedrooms plus Extra Downstairs Reception/Study/Bedroom.
- Large Driveway to the rear of the property.
- Large Gardens to Front & Rear



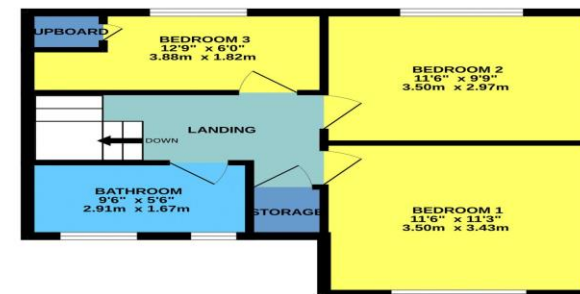
16 Laburnum Grove, Whitby, North Yorkshire, YO21 1HZ

Offers in Excess of £280,000

Property Group
ASTIN'S



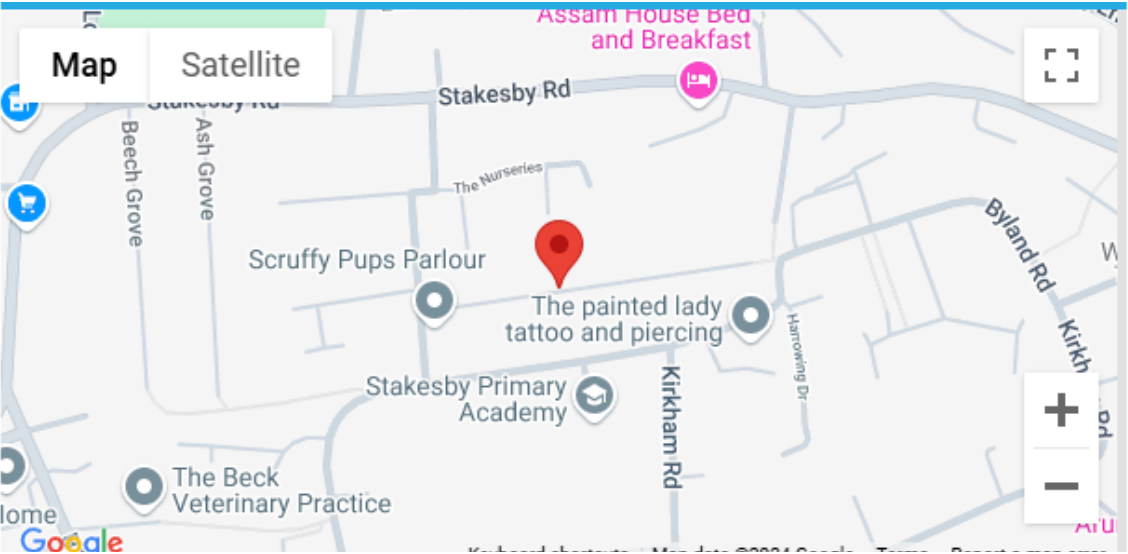
A large 3 bedroom semi detached family home in a great location! Very close to the local primary school & early years provision. Within walking distance of supermarkets, doctors surgery and also on a bus route. This property has 2 double bedrooms and a single along with a bathroom upstairs and a lounge/diner, kitchen, conservatory and downstairs W.C. on the ground floor. There is an extension on the ground floor that is currently used as an extra bedroom but could be used as a study or office space. In addition to generous inside space the house has a large boarded attic space for storage and a brick built storage shed and greenhouse in the garden. There is off road parking by means of a driveway at the rear of the house with space for at least two cars or a caravan. This house has been owned by the same family for 15 years and has undergone various improvements in that time, including a new roof, new render and this year a new bathroom. Like all houses there is always room for improvement and the house would benefit from a new kitchen. **Under Section 21 of The Estate Agents Act 1979 we must declare that this property belongs to an employee of this company**



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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: 5638

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)

16 Laburnum Grove WHITBY YO21 1HZ	Energy rating D	Valid until: 9 May 2033
		Certificate number: 3717-1925-4050-0940-4292

Property type	Semi-detached house
Total floor area	108 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance\).](#)

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		79 C
55-68	D	64 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