

- Stunning Semi Detached house with garage and parking
- 2 Double bedrooms & 1 good size single bedroom
- Elevated patio with level enclosed garden



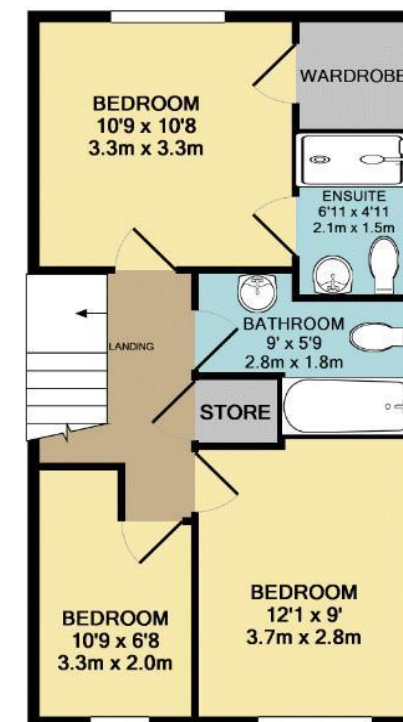
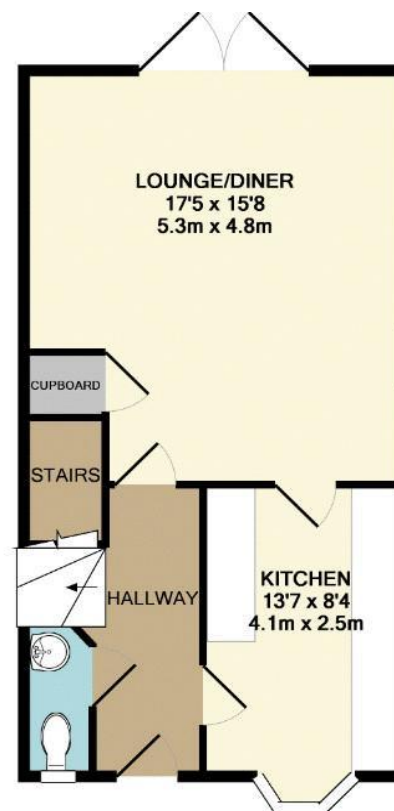
18 Nightingale Drive, Whitby, North Yorkshire, YO22 4QP

Guide Price £240,000

Property Group
ASTIN'S



This 3 bedroom semi detached house with a single garage is keenly priced to sell! On the ground floor the property has a large lounge with patio doors out to the patio and garden areas, kitchen, understairs storage and a downstairs cloakroom. Upstairs there are two double bedrooms and a single. The main bedroom has the added benefit of a small walk in wardrobe! It also has an en-suite shower room. There is a family bathroom and a good sized storage cupboard for towels and bed linen located on the landing. The great thing about this house is that the gardens are a good size but easily maintained and it fronts onto the large green play park opposite so it is ideal for anyone that needs to keep an eye on the little ones. There is parking to the front of the property, parking for one car on the drive in front of the garage and also a single garage itself. This property is still under the NHBC guarantee as well. So all in a good sized home that ticks a lot of boxes, we strongly recommend booking a viewing on this one as it is priced to sell quickly!



TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.7 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: 9124

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)

| | | |
|---|---------------------------|---|
| 18, Nightingale Drive WHITBY YO22 4QP | Energy rating C | Valid until: 23 April 2027 |
| | | Certificate number: 2148-6006-7324-6413-3929 |

| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 89 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | | |
| 69-80 | C | 79 C | |
| 55-68 | 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.

Astin's
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