

- Walk In Presentation
- Well Managed Fully Stocked Gardens
- Close to Local Amenities



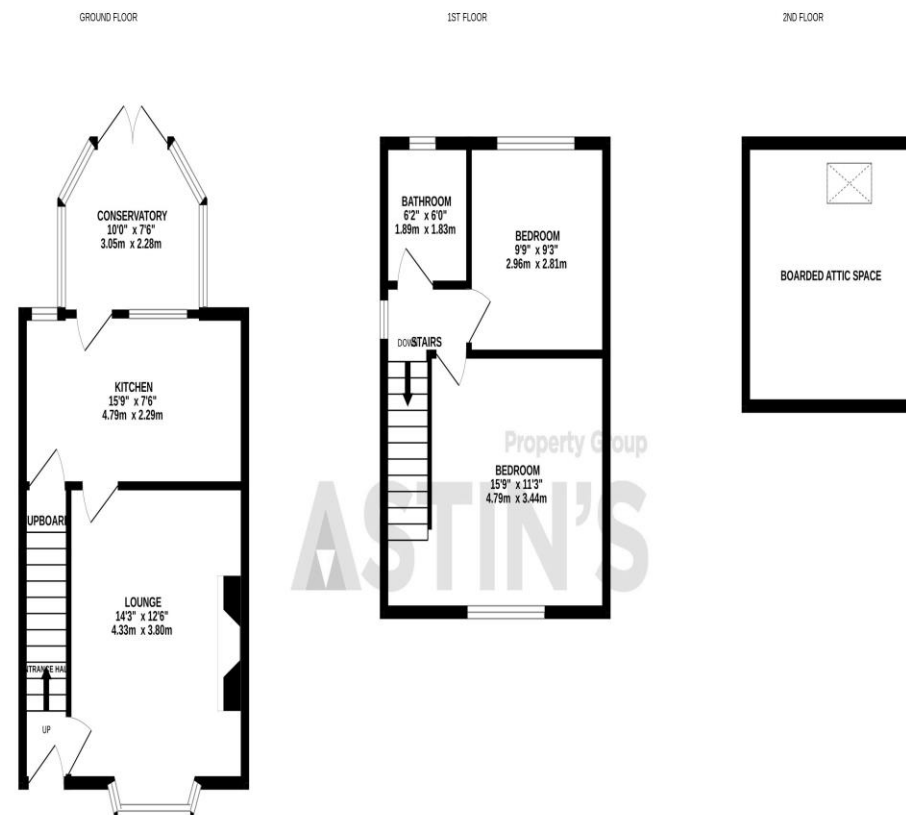
109 St. Peters Road, Whitby, North Yorkshire, YO22 4HY

Guide Price £199,950

Property Group
ASTIN'S



An immaculately presented two bedroom semi-detached home on St Peter's Road with on street parking. This house is the perfect walk in - everything has been done inside and out! At the front of the property there is a light and bright lounge with oak flooring, recess for a fire and a large bay window overlooking the front garden. To the rear there is a modern fully fitted white gloss kitchen with built in hob and oven, overhead extractor, integrated washing machine, fridge freezer and a dining table. There is also space under the stairs for storage. Upstairs there are two double bedrooms one to the front and one overlooking the rear garden. The modern family bathroom is fully tiled with a bath and overhead shower, W.C. and vanity unit with hand wash basin. The attic space in this property has also been fully boarded out and panelled with the addition of a velux window affording the most amazing views across the town and out to sea! This room is accessed by a loft ladder but is a great space for storing things as well as admiring the sights! Outside the gardens are fully stocked with flowers and very well tended. The front is terraced whereas the back garden is laid mainly to patio with a raised decked area to the rear. Overall this property, apart from being so well presented, is designed to make the maintenance and enjoyment of the house a pleasure.



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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Energy performance certificate (EPC)			
109 St. Peters Road WHITBY YO22 4HY	Energy rating D	Valid until:	1 May 2035
		Certificate number:	7800-3049-7204-2275-8200
Property type		Semi-detached house	
Total floor area		59 square metres	

Rules on letting this property

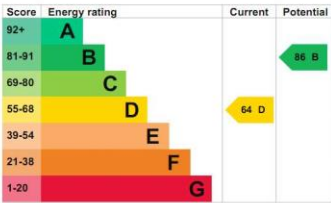
Properties can be let if they have an energy rating from A to E.

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) (<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.](#)



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

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: 10146

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(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.

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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