

- Plot of Over 1 Acre
- 4 Bedroom Detached with Double Garage
- Fantastic Location & Views



Redland Court, The Common, Goathland. YO22 5AN

Guide Price £675,000

Property Group
ASTIN'S



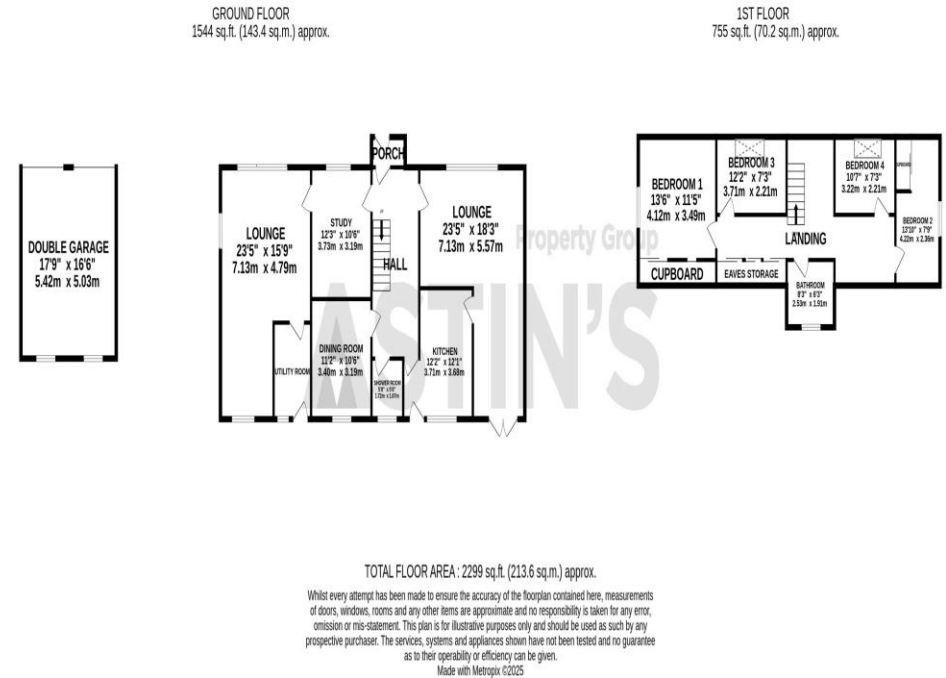
Located in the middle of the beautiful village of Goathland, Redland Court is a detached four bed dormer bungalow with a large double detached garage to the side.

Set on a very large level plot of over an acre this property is an absolute must view for anyone looking for a very special home with fantastic views and lots of space. The property has a large entrance hall, two large lounges, a dining room, study / additional reception room, kitchen, utility and shower room on the ground floor. Upstairs there are two double bedrooms and two singles.

There is also a family bathroom and storage space in cupboards built into the eaves along the landing area. Outside at the front of the bungalow there is a gated driveway to with a good sized gravelled parking area , generous front lawn area with a variety of shrubs and flowers in the borders and a very special piece of topiary.

To the rear there is a patio and a potting shed/potential summerhouse with a small seating area. To the side is the detached garage which has a personel door as well as doors to the front. The majority of the rear garden is level and grassed with wild hedge borders and areas of wild flowers. There are fruit trees nearer to the house and also mature trees in the hedgerows.

This property is priced to allow for the fact that a new owner will want to upgrade and make the property their own and the costs of this have been taken into consideration. We encourage interested parties to view and appreciate the large plot size and the fabulous location this property has.



Always a warm welcome 7 days a week



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: 10152

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

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Energy performance certificate (EPC)

Redland Court Goathland WHITBY YO22 5AN	Energy rating G	Valid until:	15 May 2035
		Certificate number:	9049-3050-3205-7555-3204

Property type	Detached house
Total floor area	194 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-provide-rated-property-minimum-energy-efficiency-standards-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is G. It has the potential to be E.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		41 E
21-38	F		
1-20	G	13 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 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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