

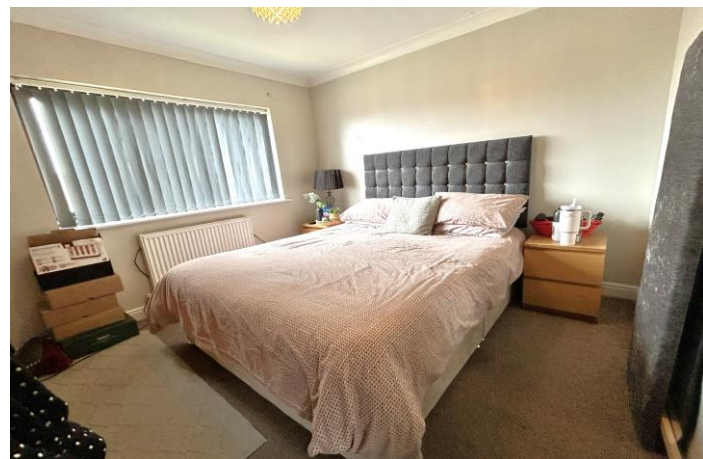
- Spacious 3 bedroom mid-terrace home
- Gardens to front and rear
- Close to schools for all ages



16 Larpool Crescent, Whitby. YO22 4JD

Guide Price £205,000

Property Group
ASTIN'S



A great sized family home on the East Side of Whitby with three bedrooms on the first floor and a useful attic room on the second.

This house is mid terraced with a garden area to the front and a larger garden with paving, lawn and a shed to the rear.

The lounge is a good sized dual aspect room with windows to the front and rear. The kitchen is also a great size for a family with a good range of wall and base units, built in oven and hob with extractor above and space for a washing machine. There is a good sized storage area under the stairs. The back door in the kitchen leads out into the back garden. Adjacent to the kitchen there is a small breakfast room area which could also be used as a utility or a study area. At present that is where the fridge freezer is located.

On the first floor of the property there are three bedrooms even the "smallest" one is big enough to use as a small double room. There is a bathroom with a bath and shower above and a hand wash basin. The W.C. is in a separate room adjacent so these could be knocked together if desired.

There is a staircase leading up into the former attic area, this room can be used as a storage area or extra space in the house. Parking is at present on street but it could be possible to make a parking area at the front subject to permissions. This property is located with easy access to the A171 to Scarborough and is reasonably close to Sainsburys, B& M and bus routes. This area is also fairly close to town and local schools so it is possible for children to walk to where they need to be. Call us today to book a viewing on this fantastic family home.



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.
Made with Metropix ©2025

Always a warm welcome 7 days a week



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: 9007

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)

16 Larpool Crescent WHITBY YO22 4JD	Energy rating D	Valid until: 26 May 2035
		Certificate number: 2075-3050-0205-0515-7200

Property type	Mid-terrace house
Total floor area	110 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.