

- Modern detached home
- Excellent decorative order
- Vacant possession



14 Chancel Way, Whitby, YO21 3NW

Guide Price £339,950

Property Group
ASTIN'S



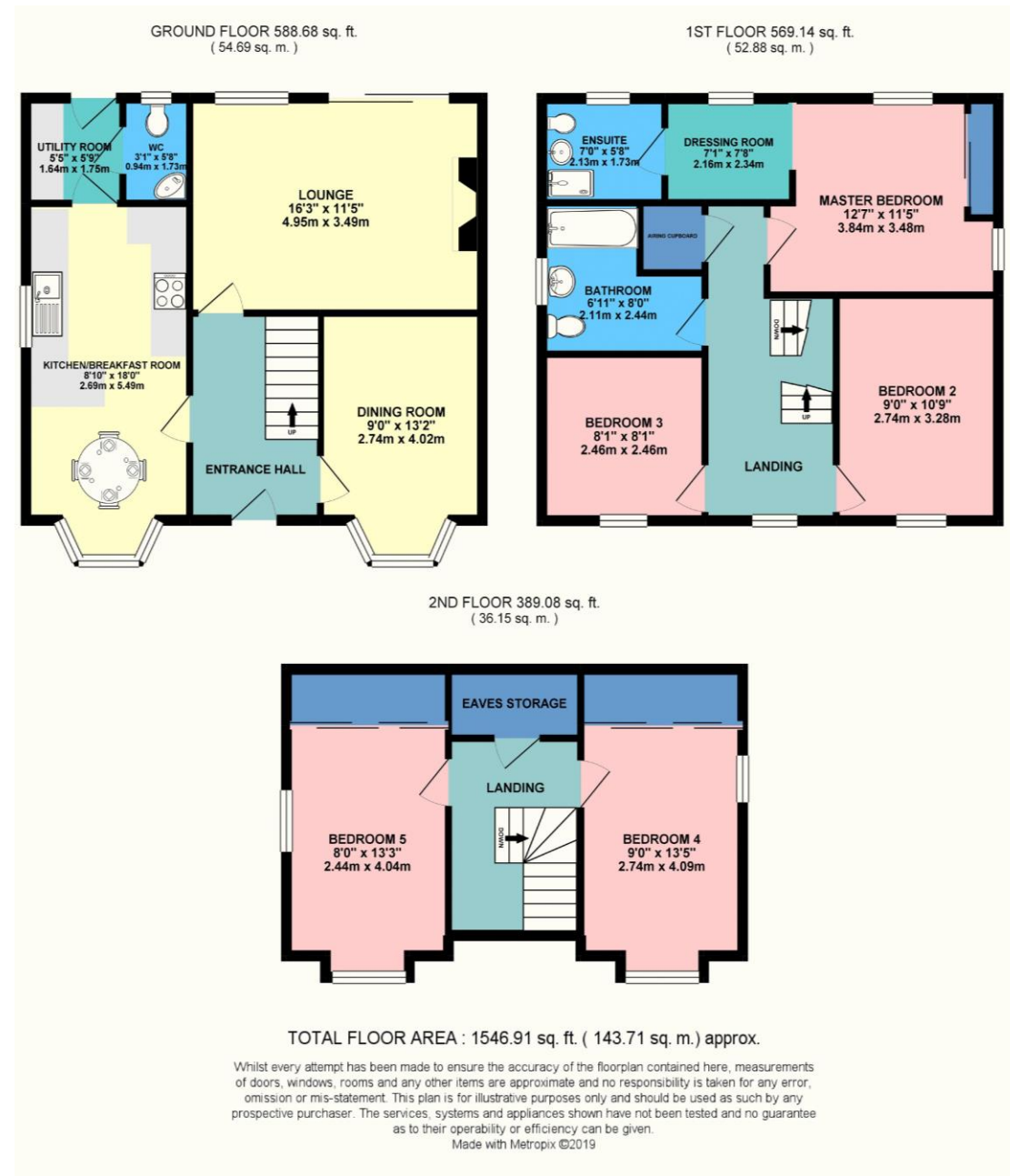
A pretty DETACHED home boasting FIVE BEDROOMS offered with VACANT POSSESSION in HIGHLY DESIRABLE LOCATION.

This is a beautifully presented and decorated modern Persimmon Home in a highly desirable residential location on the outskirts of town and is the perfect family home being only a short walk to local shops, schools and other amenities. Being well looked after by the current vendor this is a straight walk-in home.

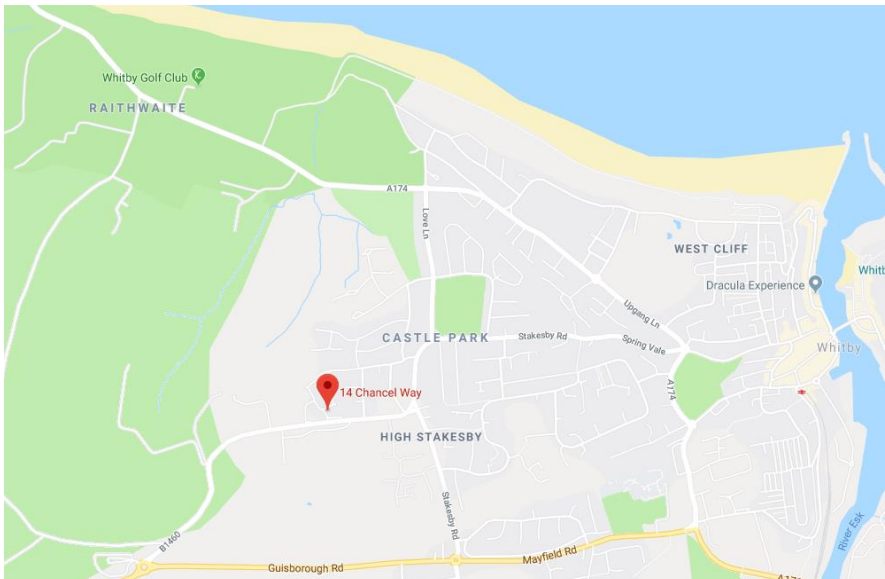
The property has well planned accommodation over 3 floors and is flooded with natural light. To the ground floor there is a porch, entrance hall, lounge with gas fire and patio doors into the garden, a modern kitchen/diner, a separate dining room, utility room and a WC. The first floor has the family bathroom, airing cupboard, single bedroom, a double bedroom and the master bedroom which is sure to impress with built in wardrobes, a dressing room area and sparkly en suite wet room. On the top floor there is a large storage cupboard and the final 2 bedrooms both of which have built in wardrobes.

The garden is a generous but manageable size, getting plenty of sun and is not overlooked. There is a detached double garage with additional forecourt parking and a well laid out compact garden to the front.

Internal inspection is highly recommended for this superior family home.



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.

COUNCIL TAX:

Assessed by Scarborough Borough Council at band E.

With £1,916.24 payable.

SERVICES:

All mains services are connected to the property.

REF: 5131

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Energy Performance Certificate



14, Chancel Way, WHITBY, YO21 3NW

Dwelling type: Detached house
Date of assessment: 20 November 2014
Date of certificate: 21 November 2014

Reference number: 8034-6929-9949-6770-4922
Type of assessment: RdSAP, existing dwelling
Total floor area: 221 m²

Use this document to:

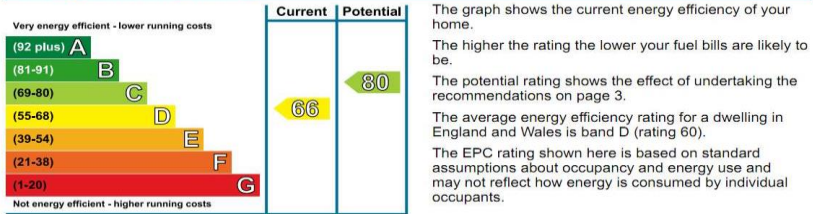
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,511
Over 3 years you could save	£ 1,503

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 465 over 3 years	£ 288 over 3 years	
Heating	£ 4,578 over 3 years	£ 3,315 over 3 years	
Hot Water	£ 468 over 3 years	£ 405 over 3 years	
Totals	£ 5,511	£ 4,008	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 750
2 Floor Insulation	£800 - £1,200	£ 198
3 Low energy lighting for all fixed outlets	£50	£ 141

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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.

The environmental impact rating is a measure of this home's impact on the environment. The Full Energy Performance Report can be viewed upon request at the Agents Office.

Astin's

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