

- Five bedroom, detached family home in a popular residential area
- Immaculate garden and hot tub
- Double garage and parking



3 Chancel Way, Whitby, North Yorkshire, YO21 3NW

Guide Price £389,950

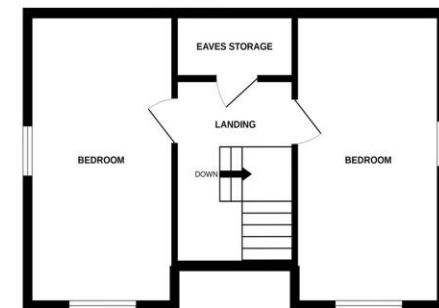
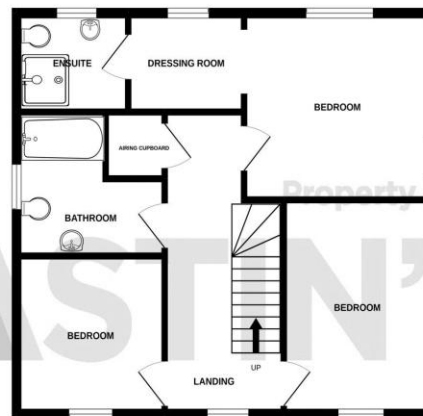
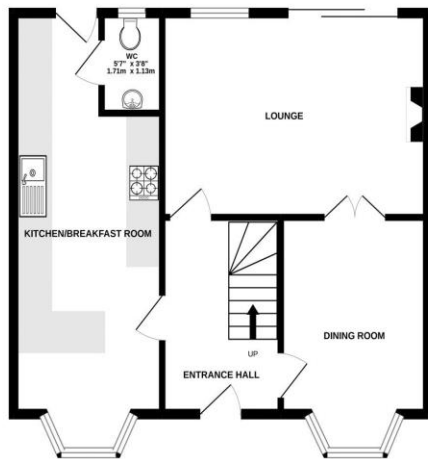
Property Group
ASTIN'S



Astin's are delighted to present this beautifully maintained, show home standard, five bedroom family home. Located in a popular residential area this property sits near all local amenities, schools and shops and is within walking distance for the beach and town centre.

Set over three floors, the accommodation is extremely spacious throughout and is a straight 'walk-in' property for any purchaser. The ground floor comprises of an entrance hallway, dining room and large lounge with glass sliding doors leading to the decking and garden. The flawless and well-equipped kitchen completes this floor, this is fitted with neutral, shaker style units and built-in appliances such as a dish washer, fridge/freezer and wine fridge, along with a five burner range cooker. The first floor offers three sizeable bedrooms and a family bathroom. The large master benefits from having a dressing room and an en-suite, along with a glimpse of the sea. To the second floor is where you will find a further two bedrooms, one boasting fabulous views stretching over Whitby and up to the Abbey. The home has recently been fitted with new carpets throughout.

Externally, the property continues to impress with ample parking and a double garage. The garden is easily maintained with half decking and half turf, with the added bonus of a hot tub, perfect for the summer nights. This delightful home really needs to be seen to be appreciated.



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: 6234

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.

14/04/2022, 14:25

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

3, Chancel Way WHITBY YO21 3NW	Energy rating C	Valid until: 26 February 2030 Certificate number: 9618-4032-7252-2210-6254
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Property type: Detached house

Total floor area: 153 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/9618-4032-7252-2210-6254/print=true>

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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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