

- Ideally located semi-detached house
- Garage and parking
- 3 generous bedrooms



1 White Point Avenue, Whitby, North Yorkshire, YO21 3JG

Guide Price £230,000

Property Group
ASTIN'S

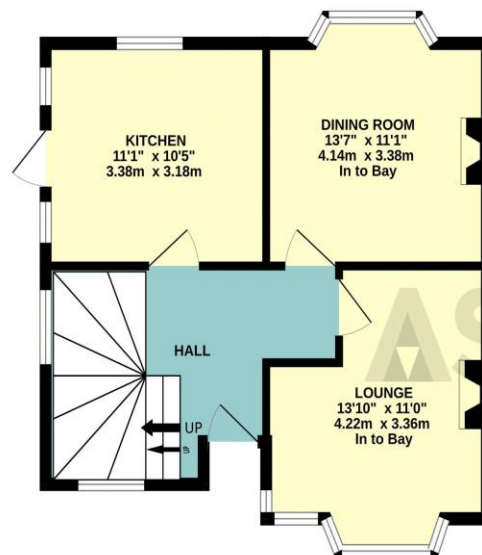


Astins are pleased to bring to market this substantial three bedroom family home ideally located in a predominantly residential area close to the cliff top and all amenities. The property is offered chain free and has the added benefit of a detached garage and private drive.

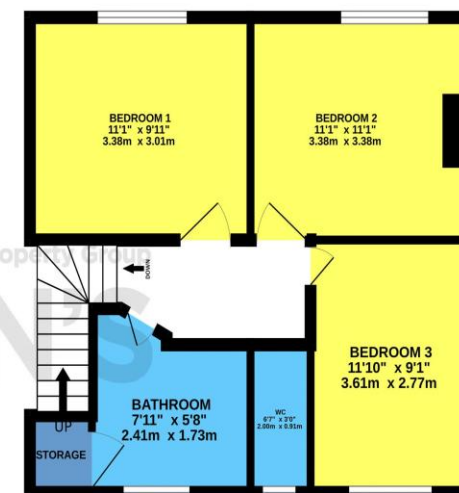
The property is of substantial accommodation and offers a good size lounge with original fireplace and dining room again with features one would expect of a house of this era including second fireplace, picture rails and large bay windows & original doors, many on this street have knocked the two rooms through to create a more modern, open plan layout which would offer a fantastic family space. There is a good size kitchen/diner with rear access to a fully enclosed patio and garden and access to the detached garage. To the first floor there are three well-appointed bedrooms, bathroom and separate cloakroom. To the front of the property lay a well maintained and established garden and drive.

Properties rarely come to the market on White Point Road and this one will no doubt not stay on the market long. Viewing is highly recommended.

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



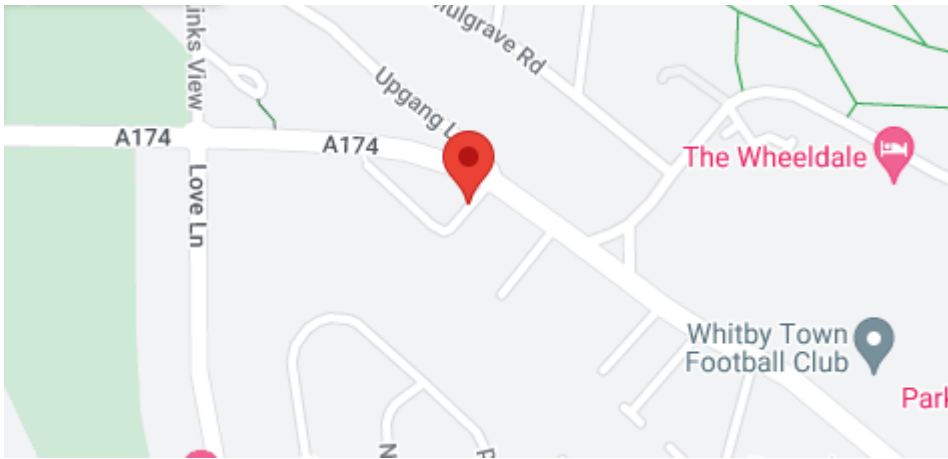
1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA - 840 sq.ft. (78.0 sq.m.) approx.

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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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: 5882

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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.

Energy Performance Certificate

1, White Point Avenue, WHITBY, YO21 3JG
Dwelling type: Semi-detached house
Date of assessment: 14 February 2018
Date of certificate: 22 February 2018
Reference number: 0458-2864-7327-9598-4081
Type of assessment: RdSAP, existing dwelling
Total floor area: 83 m²

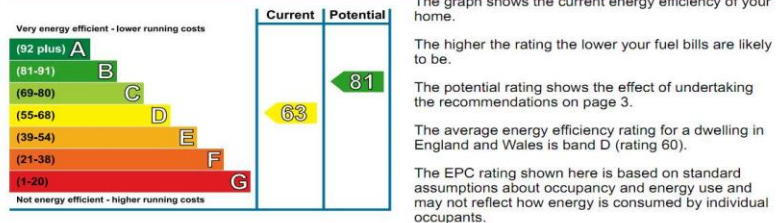
- Use this document to:**
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,090
Over 3 years you could save	£ 678

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 171 over 3 years	
Heating	£ 2,406 over 3 years	£ 2,037 over 3 years	
Hot Water	£ 339 over 3 years	£ 204 over 3 years	
Totals	£ 3,090	£ 2,412	

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 Floor insulation (suspended floor)	£800 - £1,200	£ 249
2 Low energy lighting for all fixed outlets	£40	£ 141
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 192

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). 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.

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