

- Stunning 4 bed, semi detached property
- Garage and ample parking
- Offered with no upward chain



11 Abbeville Avenue, Whitby, North Yorkshire, YO21 1JD

Guide Price £310,000

Property Group

ASTIN'S

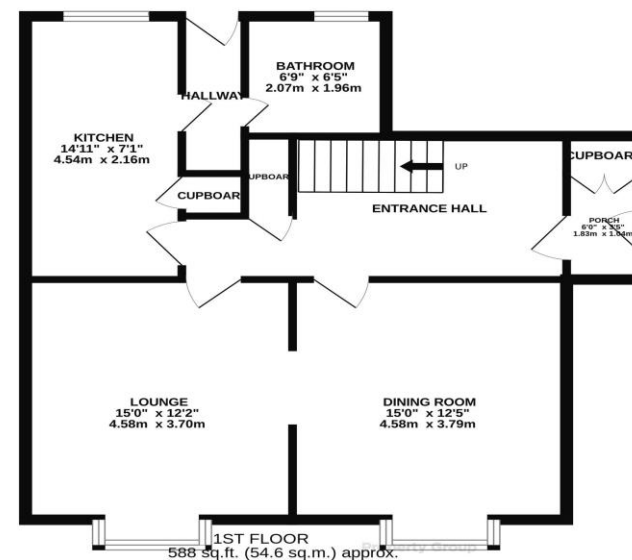


Astins are pleased to bring to market this spacious and fabulous family home in an ideal residential location in the town. Although being close to the town you are away from all of the hustle and bustle but close to all amenities including Supermarkets, Doctors surgery, Primary Schools and Secondary schools with ofstead "good" rating. There is also a regular bus route close by.

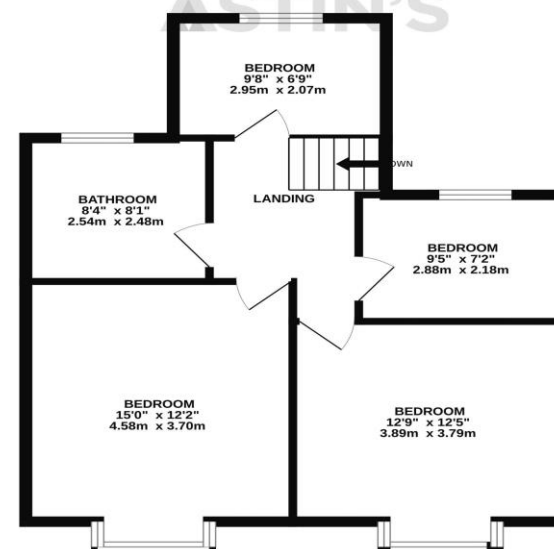
Properties such as these rarely come to market, not only were they built to last, they have incredibly spacious living accommodation and make a truly wonderful forever home. Upon entering you are greeted with a good size porch, perfect for shoes and coats, a generous utility cupboard housing the tumble dryer. The entrance hall again is a good size and has ample storage by way of under stairs cupboards. There is a generous lounge with folding doors leading through to a large dining room. If you do not want the formality of a dining room this would make an excellent play room which can be separated off from the lounge. There is certainly flexibility throughout. There is a modern kitchen with integral appliances and good size pantry, this floor also benefits from a downstairs shower room. To the first floor, there are two generous double bedrooms to the front with bay windows and two good size single rooms to the rear, both of these bedrooms offering sea views. There is a large family bathroom also to this floor. The loft is completely boarded with a Velux window and really is ripe for redeveloping as a further bedroom (stpp). This room would offer great sea views to the rear if carried out.

To the front of the property there is a large, low maintenance front garden, resin drive and detached garage, this leads through to the rear garden which also is low maintenance with a large stone pond, greenhouse, and large brick built workshop which would make an excellent home office. Without a shadow of a doubt this property really needs to be seen to be appreciated, offered with no upward chain this house certainly ticks all of the boxes if not more!

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.4 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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Energy performance certificate (EPC)

11 Abbeville Avenue WHITBY YO21 1JD	Energy rating D	Valid until: 15 August 2033
		Certificate number: 0330-2056-0280-2497-1931

Property type
Semi-detached house

Total floor area
104 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 current energy rating is D. It has the potential to be C.

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

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: 9919

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.

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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