

- Two bedroom semi-detached
- Popular residential area
- Parking



67 Saxon Road, Whitby, North Yorkshire, YO21 3NU

Guide Price £205,000

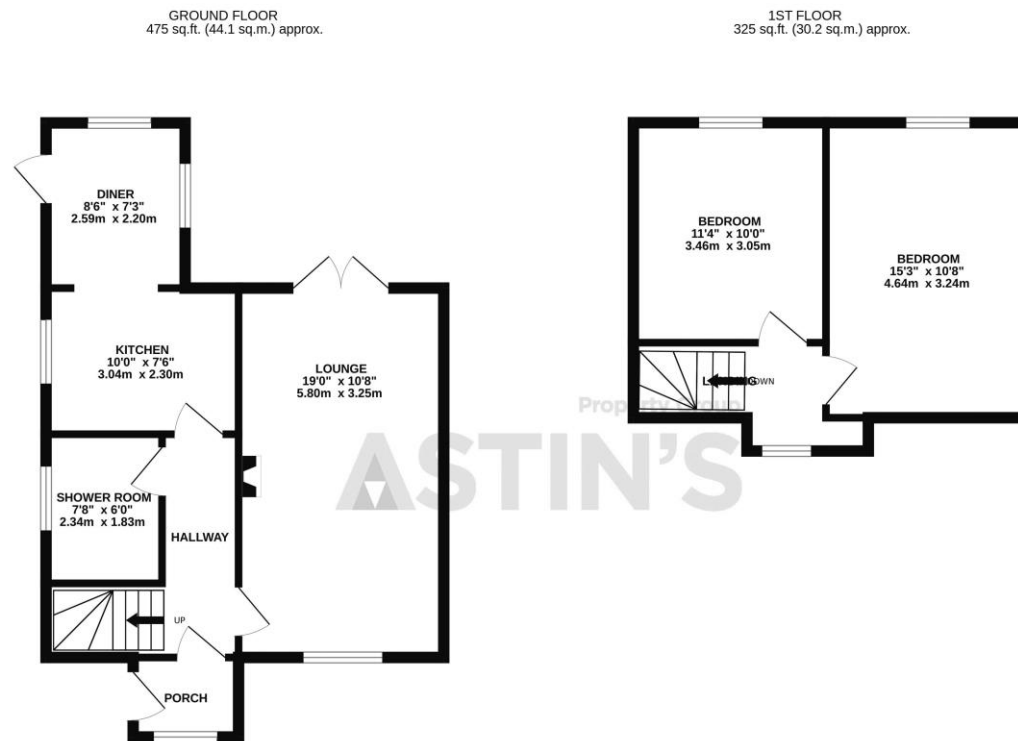
Property Group

ASTIN'S



Astin's are pleased to present 67 Saxon Road. This two bedroom, semi-detached house sits within walking distance to the town centre, West Cliff and all the amenities and attractions Whitby has to offer. With off street parking and a sizeable garden, the property would make a fabulous first time buy or investment.

In need of a little modernising throughout the accommodation comprises of a kitchen/diner with fitted units, a downstairs shower room and a large lounge with double patio doors and a cosy log burner. The first floor offers two generously sized double bedrooms and eaves storage. Externally there is a good sized garden which offers scope to extend if desired. Located in a popular residential area, it would make a lovely family home and definitely worth a closer inspection.



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: 9975

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.

Astin's

47 Flowergate

Whitby, North Yorkshire, YO21 3BB

Energy performance certificate (EPC)

67 Saxon Road WHITBY YO21 3NU	Energy rating D	Valid until: 29 November 2033
		Certificate number: 7237-6729-3309-0770-2276

Property type	Semi-detached house
Total floor area	76 square metres

Rules on letting this property

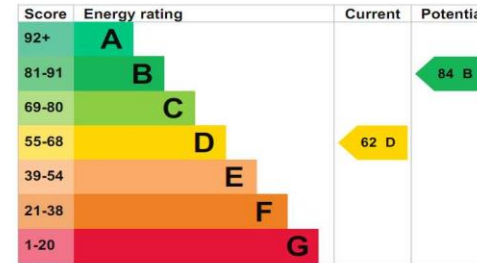
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/7237-6729-3309-0770-2276>

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.

For all our properties visit www.astin.co.uk

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Email: property@astin.co.uk