

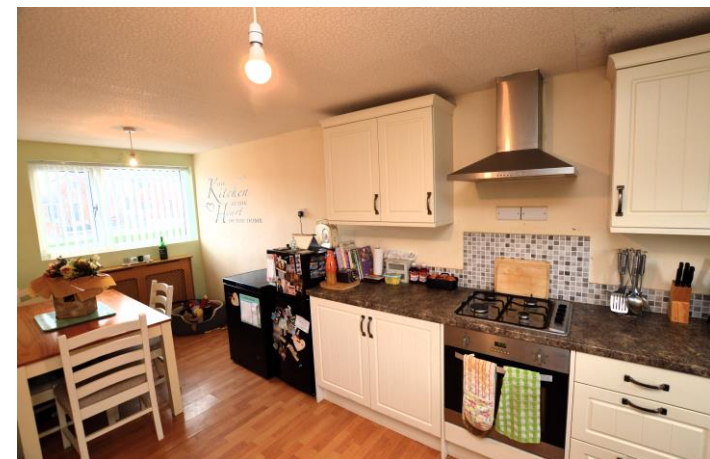


- Large mid terrace house
- Large rear garden and parking to the front for two/ three cars
- Three bedrooms and modern family bathroom

76 Helredale Road, Whitby, North Yorkshire, YO22 4HZ

Guide Price £205,000

Property Group
ASTIN'S



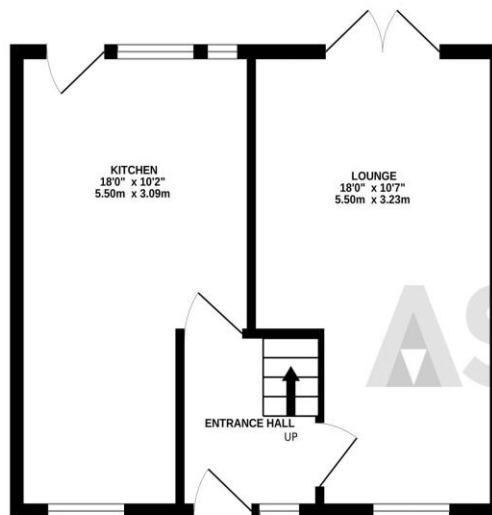
76 Helredale Road offers a fantastic opportunity to purchase a substantial family home in an ideal location close to all amenities including Schools and a regular bus route.

This mid terrace property is well proportioned and offers excellent accommodation. The ground floor offers a large lounge with French doors to the rear opening onto a large low maintenance fully enclosed garden. There is a good size kitchen/diner with rear door access to the rear garden also. To the first floor there are two double bedrooms and a good size single. The family bathroom has been modernised with free standing bath.

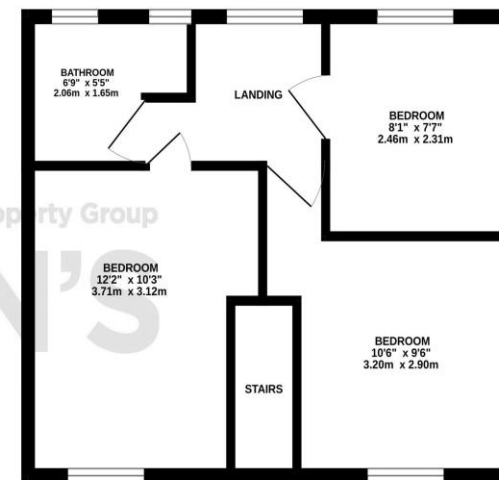
Externally to the front the drive has been block paved and has space for 2/3 cars.

There is the option and flexibility to extend STPP if desired. Viewing is highly recommended.

GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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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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: 8448

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.

Energy Performance Certificate

17 Any Street,
Any Town,
County,
Yy3 8QC

Dwelling type: Detached house
Date of assessment: 02 February 2007
Date of certificate: [dd mmmm yyyy]
Reference number: 0000 0000 0000 0000 0000
Total floor area: 166 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - Outstanding rate	A		
Energy efficient	B		
Decent	C		73
Needs improvement	D		
Needs significant improvement	E	37	
Very poor energy efficiency - Higher running costs	F		
Very poor energy efficiency - Highest running costs	G		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - Near 0% emissions	A		
Environmentally friendly	B		
Decent	C		69
Needs improvement	D		
Needs significant improvement	E		
Very poor environmental performance - High CO ₂ emissions	F	31	
Very poor environmental performance - Highest CO ₂ emissions	G		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	453 kWh/m ² per year	178 kWh/m ² per year
Carbon dioxide emissions	13 tonnes per year	4.6 tonnes per year
Lighting	£81 per year	£00 per year
Heating	£1123 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. The certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

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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