

- Charming, three bedroom terraced home
- Within walking distance into Whitby's town
- South facing garden

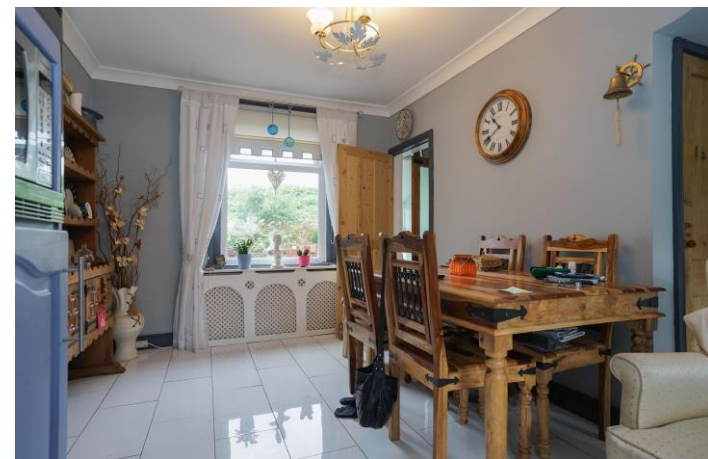


31 Springvale, Whitby, North Yorkshire, YO21 1JG

Guide Price £249,950

Property Group

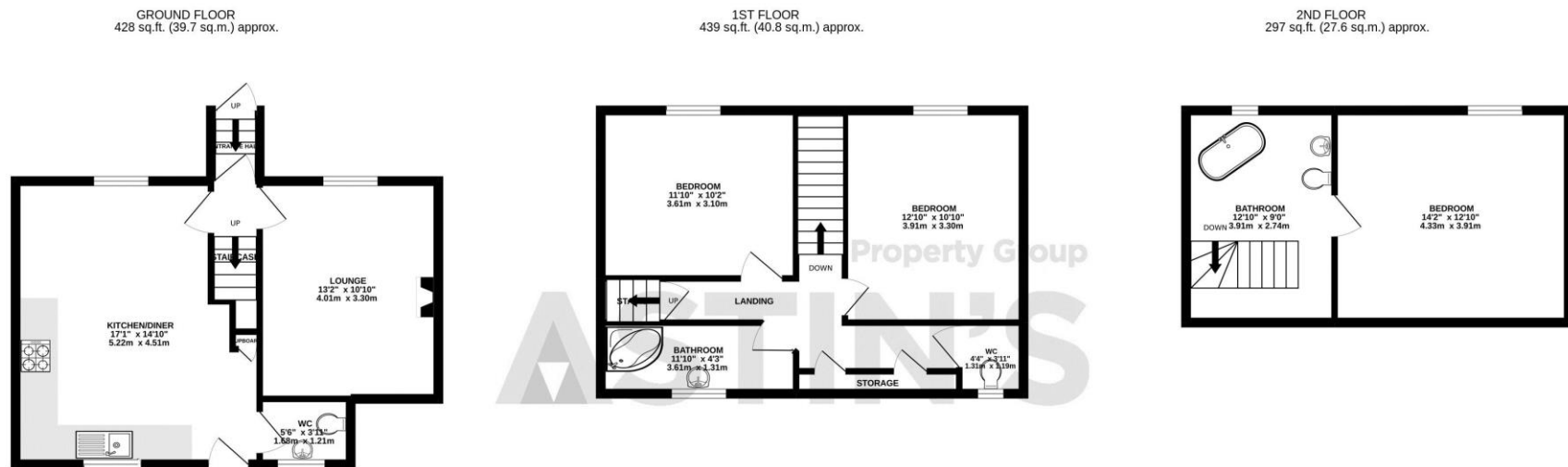
ASTIN'S



Astin's are delighted to present 'Honeysuckle Cottage', a charming, three bedroom terraced home sitting within walking distance to the town centre. Lovingly refurbished over the years by the current owners, the property is now a beautiful family home, creating a straight 'walk in'.

The accommodation is set over three floors, with the ground floor comprising a kitchen/diner, downstairs w.c and a cosy lounge. The first floor offers two double bedroom, a w.c and newly fitted shower room with a white suite with Mira thermostatic shower unit. The second floor has a further bedroom and bathroom with 'roll top' bath, hand basin and wc. The property is spacious and light throughout and has recently undergone external rendering with a silicone based 'k rend' to the front and rear.

Externally, there is a beautifully sunny South facing garden which has been maintained to a high standard, now offering a decked seating area and pond. On-street parking can be found nearby, making this property a fabulous, chain free, family home, holiday let investment or bolt hole by the sea.



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: 9775

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 (EPC)

31, Springvale WHITBY YO21 1JG	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: 22 November 2024 Certificate number: 8934-7829-2799-4847-3922
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Property type: Mid-terrace house

Total floor area: 106 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 D. 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		82 B
69-80	C		
55-68	D	59 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

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

47 Flowergate

Whitby, North Yorkshire, YO21 3BB

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

Tel: 01947 821122 Option 1

Email: property@astin.co.uk