

- Immaculate, three bedroom cottage
- Lovingly renovated by the current owners
- Amazing views of the rolling countryside



5 High Terrace, Glaisdale, Whitby, North Yorkshire, YO21 2PN

Guide Price £245,000

Property Group

**ASTIN'S**



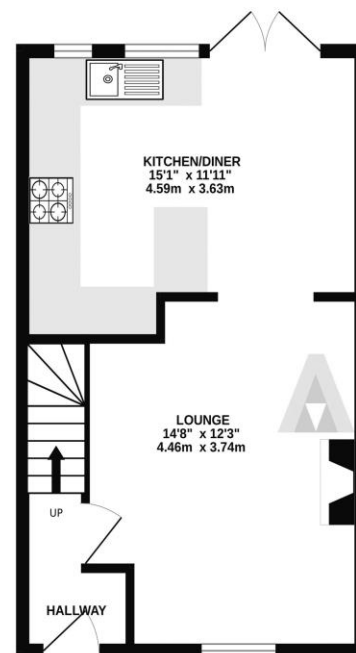


Astin's are extremely pleased to present 5 High Terrace. This beautiful stone built property sits in the picturesque village of Glaisdale, surrounded by rolling fields and rural views. Boasting original features throughout, the cottage has been sympathetically restored by the current owners, making it a fabulous turn-key home. Ideal for first-time buyers, a bolt hole or holiday let investment.

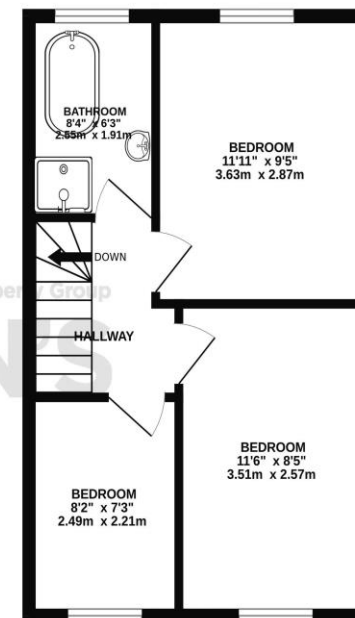
Once inside, there is a welcoming entrance hallway with built-in storage, a cosy lounge area with feature log burning stove and a deceptively spacious kitchen/diner. The newly fitted kitchen benefits from having shaker style units, a Belfast sink and integral appliances, such as a dishwasher and washer/dryer. Double doors lead outside to the landscaped garden, where you can capture the most beautiful rural views across the village and beyond. The first floor offers two double bedrooms, and a single. Completing this floor is a newly refurbished modern bathroom, comprises a separate bath and shower, w.c and hand basin.

Externally there is a raised patio with steps leading to a lawned garden and a built-in bbq area. On street parking can be found near the front of the cottage, along with the local amenities this lovely village has to offer. Viewing is highly advised to appreciate this stunning home. Call Astin's today!

GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (69.0 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: 6788

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

06/11/2020

Energy performance of buildings register

## Energy performance certificate (EPC)

5 HIGH TERRACE HIGH STREET GLAISDALE WHITBY YO21 2PN	Energy rating <b>F</b>
Valid until 4 November 2030	Certificate number 4020-2303-0399-6093-2013

**Property type**  
Mid-terrace house

**Total floor area**  
74 square metres

#### Rules on letting this property

#### ! You may not be able to let this property

This property has an energy rating of F. 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>).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

#### Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be D.

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/4020-2303-0399-6093-2013>

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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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