



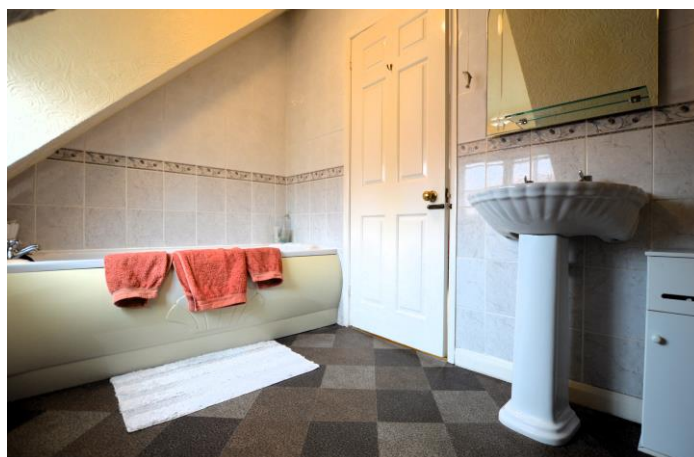
- Immaculately presented, stone built 2 bedroom cottage
- Parking and a garage
- Gardens and courtyard to rear

5 Stakesby Vale Court, Whitby, North Yorkshire, YO21 1SB

Guide Price £370,000

Property Group

**ASTIN'S**



Astins are please to bring to market this superb property that is immaculately presented throughout and is situated in an ideal position close to town and all amenities. The property has the added benefit of garage and parking and low maintenance gardens to the front.

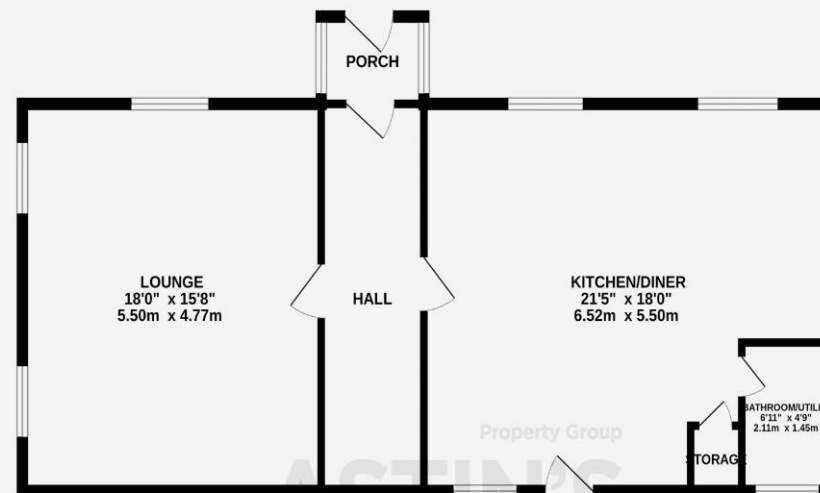
The property has been renovated by the current owners, originally the property was a three bed property with downstairs shower room however, and the current vendors have opened it up to create a fantastic kitchen/diner with downstairs utility and cloakroom. This would be incredibly easy to return it to its original configuration if desired.

Upon entering the property you are greeted with a useful porch to the front, perfect for kicking off muddy boots and jackets and then into the hallway which has large lounge to the right with focal fireplace, and three large windows flooding the room with light and natural exposed beams. The kitchen/diner has been opened up to create a fantastic entertaining space with room for large dining table and breakfast bar for less formal dining. The kitchen offered modern wall and base units and integral appliances. There is a separate utility/cloakroom and access to the rear courtyard.

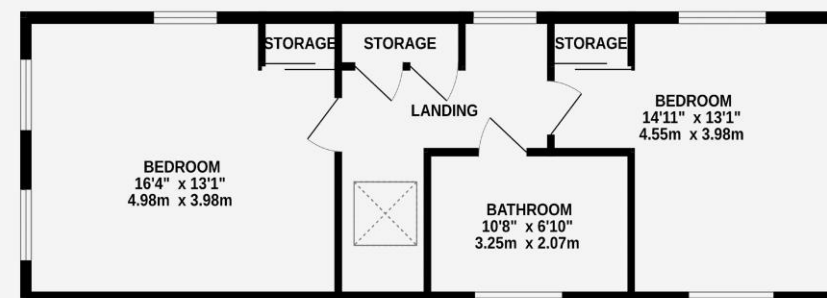
To the first floor there are two double bedrooms with built in storage to both rooms, there is also the added benefit to this floor of storage to the top landing, perfect for linen and other items, there is also a family bathroom to this floor with three piece suite.

Externally to the front of the property there are low maintenance gardens that offer a perfect sun trap in the summer months and are private via established hedging. There is ample private parking and a private garage also. This property needs to be seen to be truly appreciated.

GROUND FLOOR  
786 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 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 Leasehold basis.

**SERVICES:**

All mains services are connected to the property.

**REF: 9674**

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**

17 Any Street,  
Any Town,  
County,  
YY3 8XX

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: 186 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - Best energy rate			
(93-101) A			
(81-92) B			
(69-80) C			
(55-68) D			
(44-54) E			
(31-43) F			
(13-30) G			
Min energy efficient - Higher energy costs			
	73	37	69

**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 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy Use	453 kWh/m <sup>2</sup> per year	178 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	13 tonnes per year	4.5 tonnes per year
Lighting	£81 per year	£88 per year
Heating	£1123 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standard 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.

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