

- Superior 4 bed, detached property
- Glorious wrap around gardens
- Ideal location & immaculately presented throughout



19 The Carrs, Briggswath, Whitby, North Yorkshire, YO21 1RR

Guide Price £420,000

Property Group

**ASTIN'S**







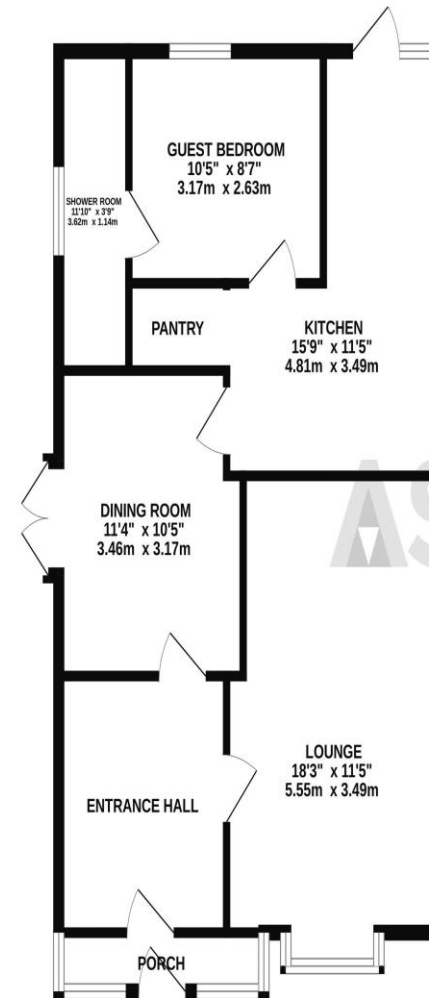
Astins are pleased to bring to the market Staddlestones which is ideally located and nestled away in glorious Ruswarp, set back from the road and surrounded by delightful wrap around gardens.

This spacious 4 bed detached property offers flexible accommodation and would make an ideal family home. The accommodation comprises of a large lounge with bay window, open fire and original 1920's character features throughout. There is a separate dining room with French doors leading out onto the side garden which is fully enclosed perfect for any meal or entertaining. The kitchen is well equipped with bespoke wooden cabinetry and there is the addition of a ground floor guest room with en-suite shower room. The first floor offers three spacious bedrooms and one family bathroom, there is a large top landing that accentuates the size of the property and could be used for additional storage. The external of the property continues to impress, there are well maintained wrap around gardens surrounding the house and patio areas. The whole area is full enclosed and offers a haven of tranquillity to sit out and enjoy.

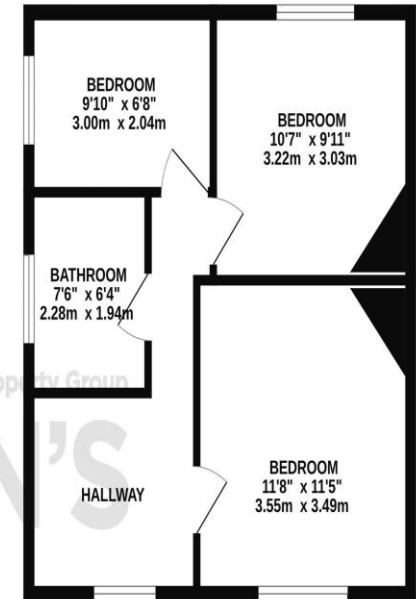
There is a large drive with parking for several cars and detached garage.

The property is located close to all amenities and there are two primary schools close by, train station and bus stop along with essential shops. The property impresses both inside and out and really is one to view if you are looking for a superior family home in a fantastic location that is a straight walk in.

GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



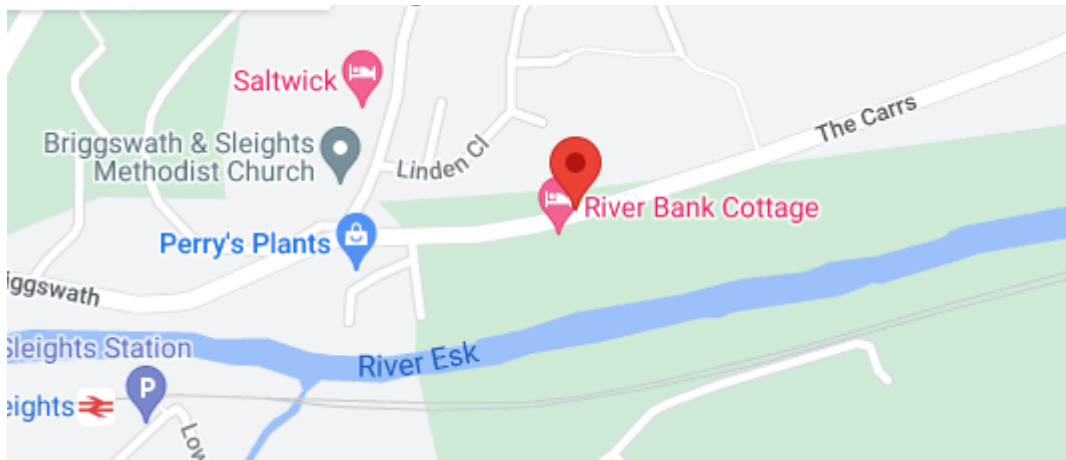
1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.2 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: 2692**

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)**

19 The Carrs Briggswath WHITBY YO21 1RR	Energy rating <b>D</b>	Valid until: 10 September 2033
		Certificate number: 0360-2709-8310-2197-8041

Property type	Detached house
Total floor area	105 square metres

**Rules on letting this property**

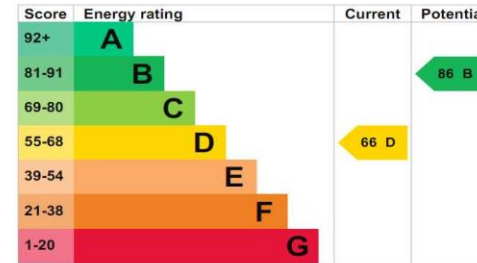
Properties can be let if they have an energy rating from A to E.

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/0360-2709-8310-2197-8041>

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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