



- Immaculately presented Extended quarter house with parking
- 2 double bedrooms
- Fabulous gardens with large timber shed and potting shed

30 Kingfisher Drive, Whitby, North Yorkshire, YO22 4DY

Guide Price £189,950

Property Group

ASTIN'S

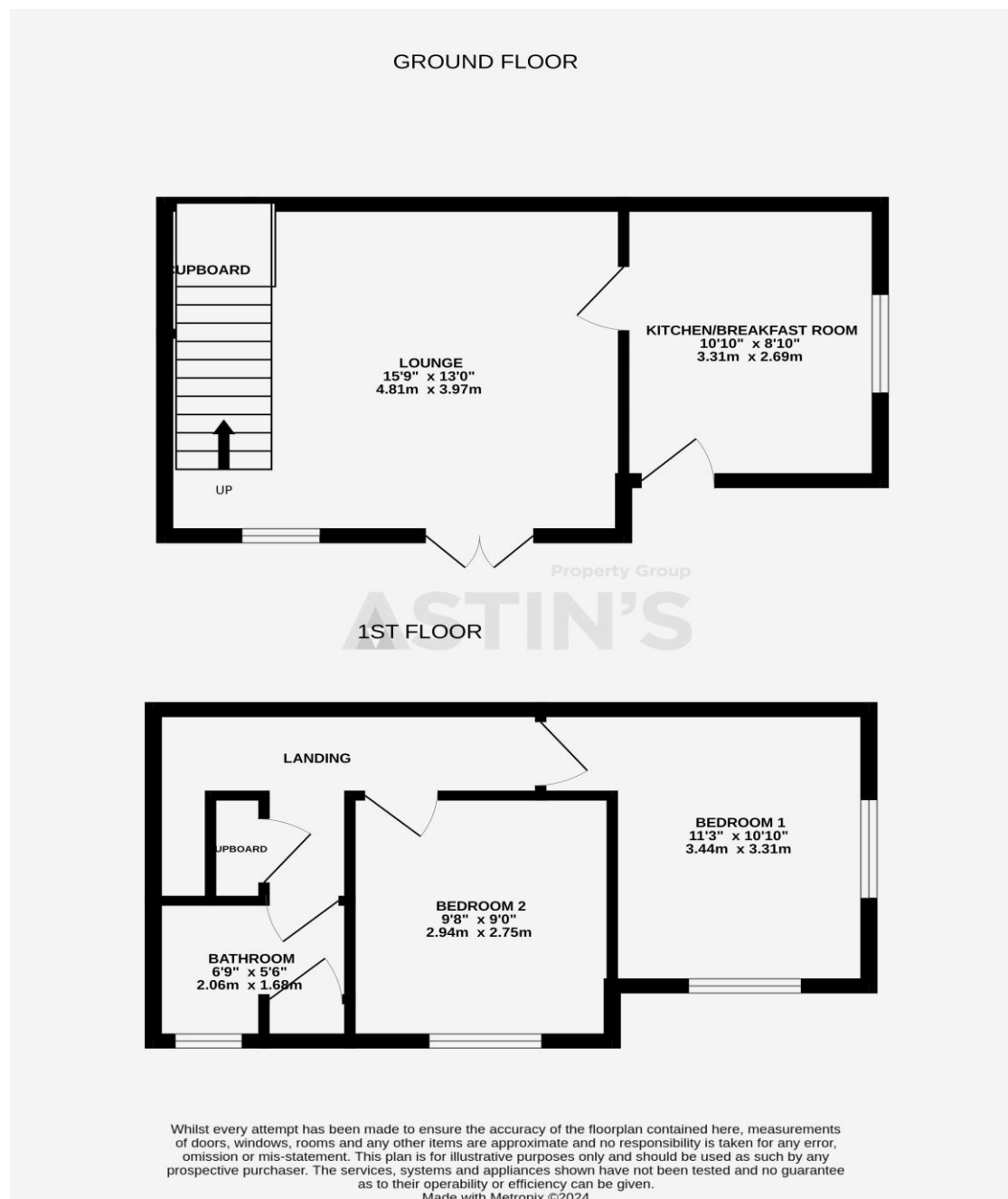


This immaculately presented and extended quarter house is a superb opportunity to get on the property ladder.

In a fantastic location this property would suit a first time buyer; long term let investor or couple. Being only moments away from all amenities and schools we doubt this property will hang around for long. The home has allocated parking as well as well laid gardens including two patios, lavender garden, large timber shed and smaller shed and raised beds that offer an abundance of colour. I

Internally the property is well laid and offers a modern kitchen, a generous lounge with large storage cupboard and French doors opening out to the private and enclosed garden, to the first floor there is a family bathroom and two double bedrooms, again storage is in abundance throughout the upper floor.

Tastefully decorated throughout the property is a straight walk in and offers efficient living.



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: 2297

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 (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 (EPC)

30, Kingfisher Drive WHITBY YO22 4DY	Energy rating C	Valid until: 2 August 2030
		Certificate number: 0268-2877-6581-2700-7111

Property type	End-terrace house
Total floor area	58 square metres

Rules on letting this property

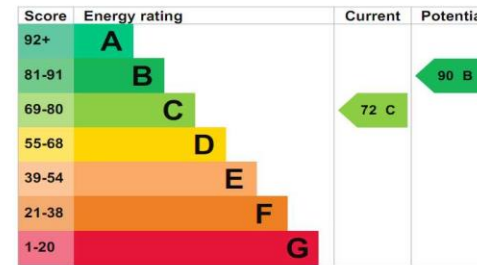
Properties can be let if they have an energy rating from A to E.

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 C. 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/0268-2877-6581-2700-7111>

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.

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

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