

- Two bedroom, two bathroom property
- Within walking distance to the town centre, shops and schools
- Currently a holiday let



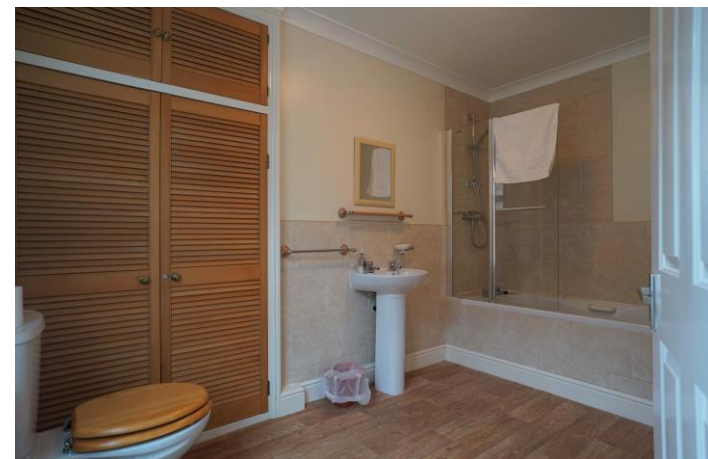
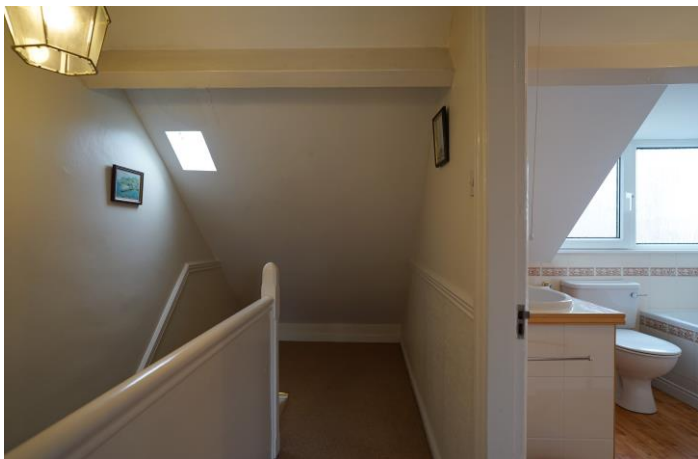
5 Osborne Terrace, Whitby, North Yorkshire, YO21 1PE

Guide Price £189,000

Property Group

**ASTIN'S**



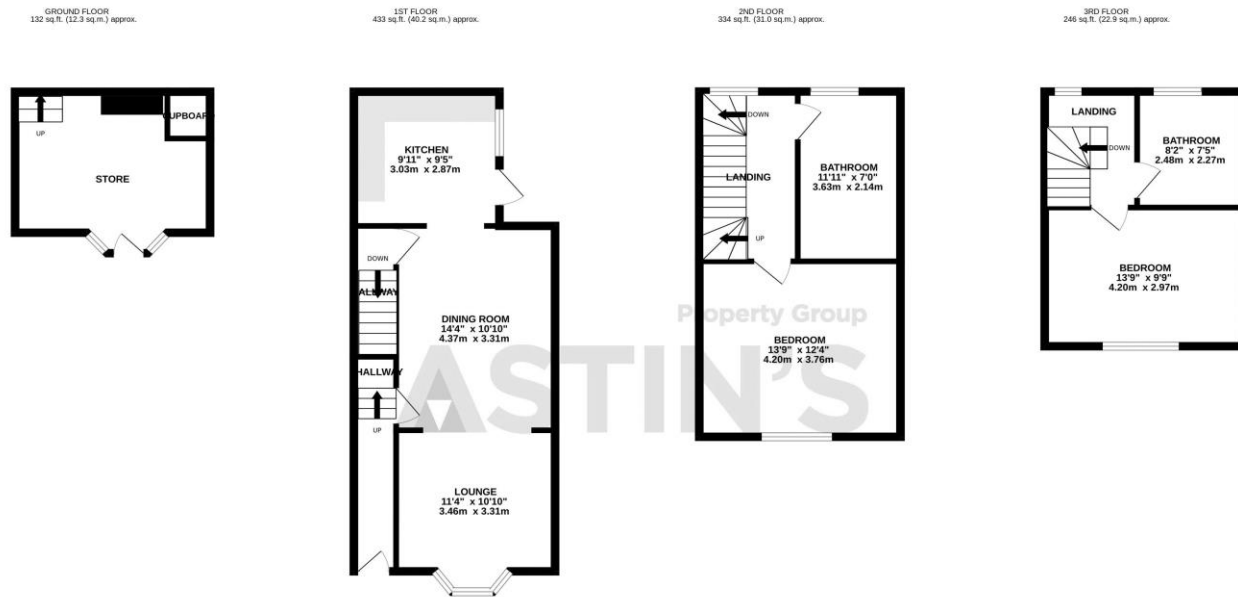


Astin's are delighted to present 5 Osborne Terrace. A spacious two bedroom, two bathroom terraced property. Ideally located in an elevated position, the property is within walking distance to the town centre, shops and schools.

Currently an established holiday let, the accommodation is welcoming throughout. Entering into the first floor there is a lounge with bay window and gas fire, dining room and kitchen extension to the rear. Below this, the ground floor also offers another entrance into the useful storage space, this would make an ideal play room, games room or office space. This houses the washing machine/dryer, storage cupboard and newly fitted boiler. The second floor comprises of a large family bathroom, with shower over the bath, hand basin and w.c. This floor also offers a spacious master bedroom, with plenty of built in storage.

The final floor has a further bedroom and a shower room. Externally there is a small elevated patio area to the front and yard to the rear.

The property has the benefit of a Megaflo eco water system. The property is offered to market fully furnished or unfurnished with ongoing bookings in place if desired, offered with no upward chain.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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



# Energy performance certificate (EPC)

5 Osborne Terrace Waterstead Lane WHITBY YO21 1PE	Energy rating <b>C</b>	Valid until: 3 May 2032
		Certificate number: 8300-5340-0422-7302-2523

**Property type**  
Semi-detached house

**Total floor area**  
112 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy rating and score**

This property's current energy rating is C. It has the potential to be B.

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

**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: 6986**

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.

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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