

- Detached 3 bedroom property
- Garage and parking
- Ideal quiet location



11 Mulgrave View, Stainsacre, Whitby, North Yorkshire, YO22 4NX

Guide Price £295,000

Property Group
ASTIN'S



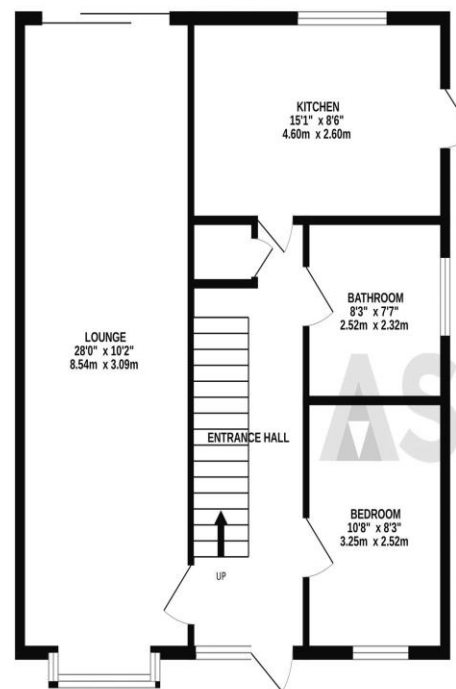
This fabulous detached property offers flexible accommodation as well as well proportioned accommodation and is nestled away in a fantastic location close to amenities close to primary schools & secondary schools. Stainsacre is still on a regular bus route and is a short distance from the town centre of Whitby.

The accommodation is well laid out and offers a great space for a small family or couple. The ground floor consists of a large lounge/diner that is 28ft long, great for entertaining or having the family round for family meals. There is a separate dining room also that would make a great 3rd bedroom or office/study. The kitchen again is generous and has solid cabinetry and some integral appliances, there is side door access to the side of the house leading through the the garden. The family bathroom is also to this level with power shower and three piece suite. To the first floor there are two good size double rooms with eaves storage. The bedrooms boast wonderful views over the rooftops and out to Sea. There is ample storage to this floor with a secret doorway leading to storage in the roof.

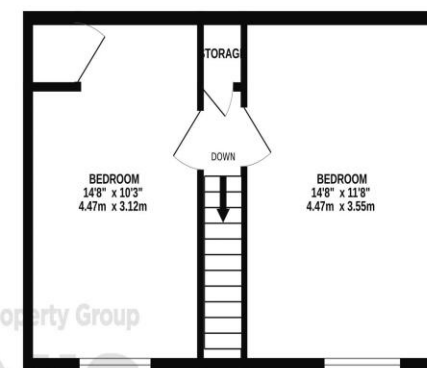
There is a garage and a drive for parking. The rear garden offers low maintenance shrubs and well maintained lawn that is fully enclosed, to the front there is a good size lawn enclosed with well established trees offering privacy. The property is offered with no upward chain and is simply a fantastic buy in a fantastic area.

Viewing through sole agents Astins.

GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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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Energy performance certificate (EPC)

11 Mulgrave View Stainsacre WHITBY YO22 4NX	Energy rating D	Valid until: 20 August 2033
		Certificate number: 9900-4597-0622-1224-3873

Property type
Detached house

Total floor area
91 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 D. 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: 9929

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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.

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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