

- Superb three bed semi detached property
- Generous garden
- Immaculately presented throughout



31a Helredale Road, Whitby, North Yorkshire, YO22 4JG

Guide Price £199,950

Property Group

**ASTIN'S**



**\*\* \*£10,000 allowance towards deposit\*\*\***

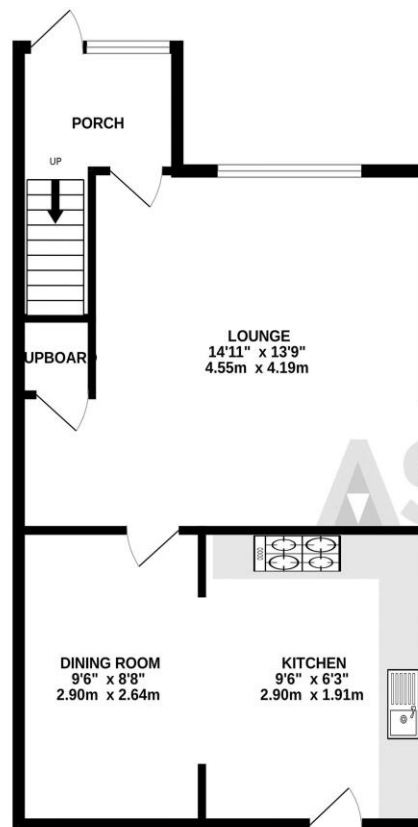
Astins are pleased to bring to market this superbly presented, three bed, semi-detached property which is ideally located close to Schools, shops and regular bus route, whilst been only a short walk out of the town centre. This property has been fully refurbished by the current owners to a very high standard and quite simply is a "turn key" property.

An ideal first time buyer property or even a fantastic buy to let.

The accommodation comprises of good size lounge with modern décor, through to an open plan kitchen/dining room with patio doors leading out onto a well maintained and low maintenance garden. To the first floor there are two double bedrooms with built in wardrobes and good size single rooms. The family bathroom has been upgraded throughout to a very high standard and is of good size.

There is ample storage throughout the property and there is scope to drop the kerb outside to allow private parking if desired.

GROUND FLOOR



1ST FLOOR



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:**fr

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: 4369**

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.

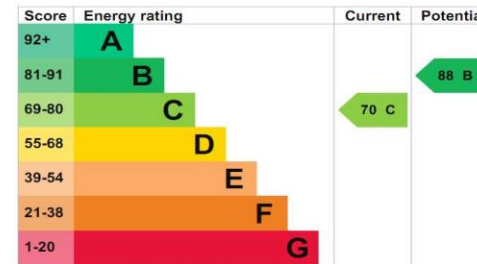
**Energy performance certificate (EPC)**

|  |                           |   |
|--|---------------------------|---|
| 316 Helvedale Road<br>WHITBY<br>YO22 4JG | Energy rating<br><b>C</b> | Valid until: 17 December 2033<br>Certificate number: 9370-2758-2320-2297-6311 |
|--|---------------------------|---|

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 69 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 \(https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standards-report-guidance\)](https://www.gov.uk/guidance/domestic-private-leased-property-minimum-energy-efficiency-standards-report-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**  
**Features in this property**  
 Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.  
 Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.  
<https://find-energy-certificate.service.gov.uk/energy-certificate/9370-2758-2320-2297-6311>

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**

**47 Flowergate**

**Whitby, North Yorkshire, YO21 3BB**

For all our properties visit [www.astin.co.uk](http://www.astin.co.uk)

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