

- Great sized 3 bedroom house over 3 floors
- 2 bathrooms
- Private yard to rear



3 Falcon Terrace, Whitby, North Yorkshire, YO21 1EH

Guide Price £215,000

Property Group

ASTIN'S

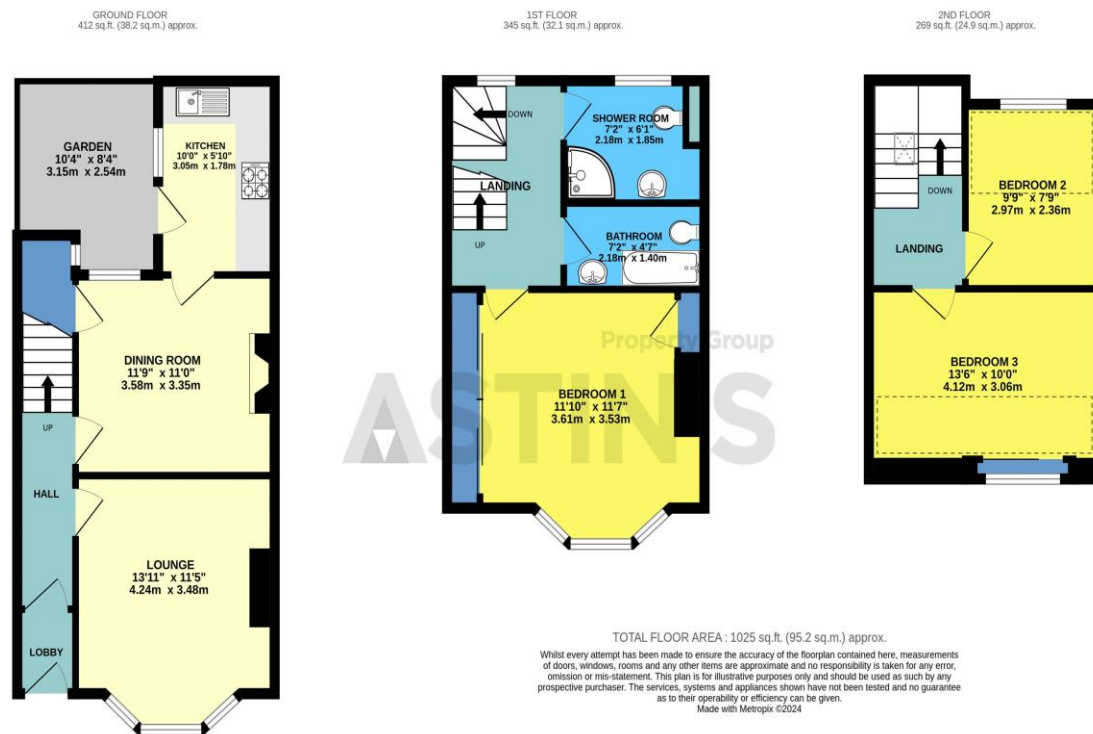


A 3 bedroom terraced house situated on the upper part of this popular residential area of town ideal for first time buyers or investors looking for a long term or holiday let.

Having the benefit of gas central heating, these properties are renowned for being spacious and the accommodation is laid over three floors.

The ground floor offers a good size lounge with bay window and separate dining room and understairs cupboard. There is a kitchen to the rear with access in to a private, fully enclosed yard which offers a private spot to sit with your morning cuppa. The second floor houses a family bathroom, shower room and a spacious double bedroom with large bay window and build in wardrobes. The third floor offers two further double bedrooms which are light and bright.

This property benefits from being situated in one of the only central areas that has no parking restrictions which will allows you unlimited on street parking, right outside, whilst also only being a 2 minute walk to the shops & local amenities.



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: 9846

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.

Astin's

47 Flowergate

Whitby, North Yorkshire, YO21 3BB

Energy Performance Certificate

17 Any Street,
Any Town,
County,
YY3 6XX

Dwelling type: Detached house
Date of assessment: 02 February 2007
Date of certificate: [dd mmmm yyyy]
Reference number: 0000 0000 0000 0000 0000
Total floor area: 186 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - Best possible rate			
(95-100) A			
(81-94) B			
(69-80) C		73	
(55-68) D			
(41-54) E			
(27-40) F	37		
(13-26) G			
Very energy inefficient - Higher running costs			

Environmental Impact (CO ₂) Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very environmentally friendly - Lower CO ₂ emissions			
(95-100) A			
(81-94) B			
(69-80) C			
(55-68) D			
(41-54) E			
(27-40) F		31	
(13-26) G			
Not as environmentally friendly - Higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	453 kWh/m ² per year	178 kWh/m ² per year
Carbon dioxide emissions	13 tonnes per year	4.5 tonnes per year
Lighting	£81 per year	£88 per year
Heating	£1123 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standard assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. The certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

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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