



- Superior Victorian Villa ideally located close to the town centre
- Fully refurbished and renovated throughout with 3 double bedrooms, 2 bathrooms
- A large private garden and private front patio

Craigmore, 27, Falcon Terrace, Whitby, North Yorkshire, YO21 1EH

Guide Price £275,000

Property Group

**ASTIN'S**

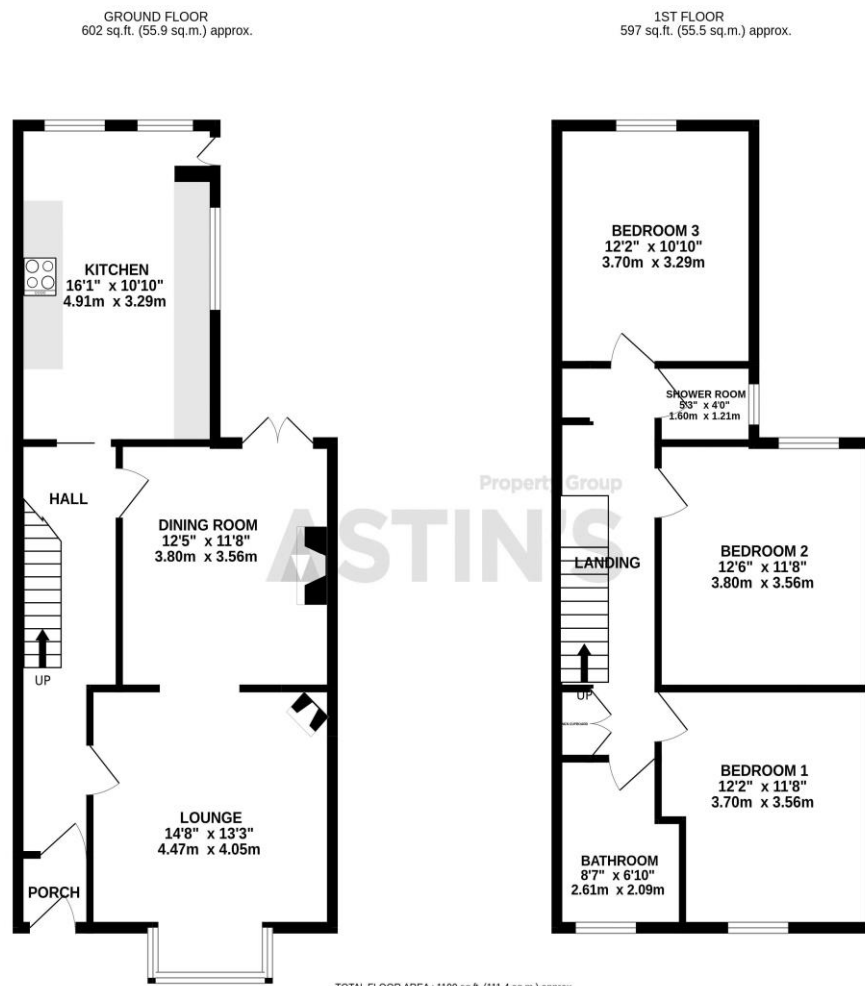


27 Falcon Terrace is an exceptional property that not only boasts spacious accommodation but it also boasts immaculate internals and stunning private garden to the rear and private patio to the front. The property has undergone refurbishment and renovation throughout in the current vendor's ownership to a very high standard.

The accommodation is well laid and the first floor offers a large lounge with multifuel stove, large bay window and other character features, the room is semi opened up into a good size dining room with french doors leading through to the patio and garden area. There is a recently fitted kitchen with integral appliances and pantry cupboards with three large windows and rear door overlooking the garden. This floor is flooded with natural light and flows effortlessly. The first floor offers three double bedrooms with fitted wardrobes and large windows. There is a recently fitted bathroom with separate stand alone shower and a separate shower room.

To the rear of the garden there is a side patio, raised decked area, perfect for alfresco dining and entertaining, large, level rear garden with seating area and vegetable plot. To the front elevation there is a raised patio and on street parking to the front.

This home is perfect if you are looking for a permanent family home, holiday let investment or bolt hole by the Sea, it ticks all of the above and more and is a straight walk in.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 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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# Energy performance certificate (EPC)

27 Falcon Terrace WHITBY YO21 1EH	Energy rating <b>C</b>	Valid until: 15 February 2033 Certificate number: 2116-1179-4150-9426-1114
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## Property type

Mid-terrace house

## Total floor area

116 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 efficiency rating for this property

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

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

## 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: 9342

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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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