

- Substantial three bed home
- Parking and low maintenance gardens
- Excellent location close to all amenities

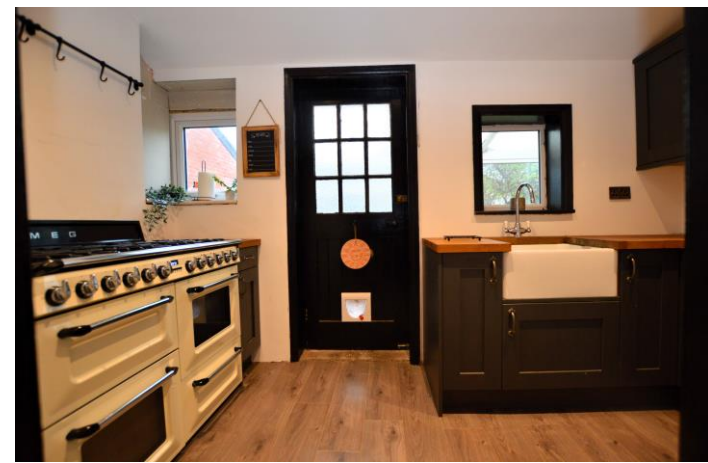


6 Rose Avenue, Whitby, North Yorkshire, YO21 3JA

Guide Price £210,000

Property Group  
**ASTIN'S**





Astins are pleased to bring to market this generous three bed, semi detached family home that is set in a sought after location on a predominantly residential estate.

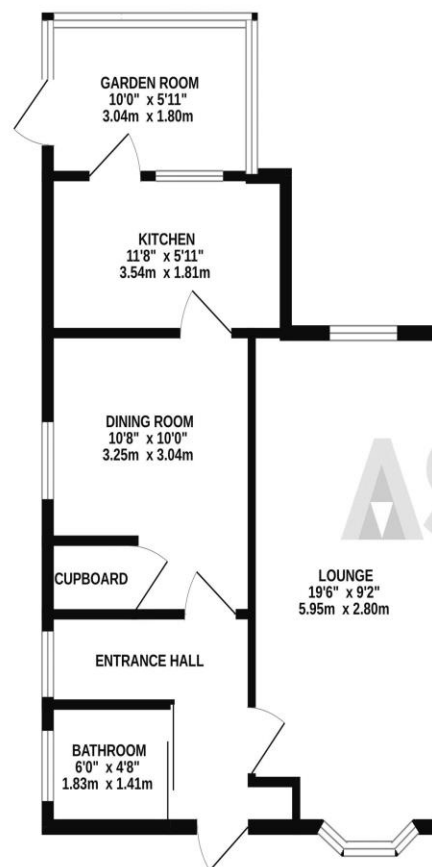
Offered chain free this family home has lots to offer and has potential to extend (stpp).

The ground floor offers a large lounge with dual aspect outlook and a cosy log burner, this room also boasts a large bay window flooding the room with natural light. There is a separate dining room again with log burner and large pantry storage cupboard, the kitchen has a large smeg range and modern wall and base units, there is the useful addition of a sun room on the back that was previously used as a utility. This floor also houses the main family bathroom. To the first floor there are three good size bedrooms, two with sinks. The master bedroom is huge and again enjoys the dual aspect outlook. To the rear there is a large, low maintenance garden that is full enclosed with large timber shed.

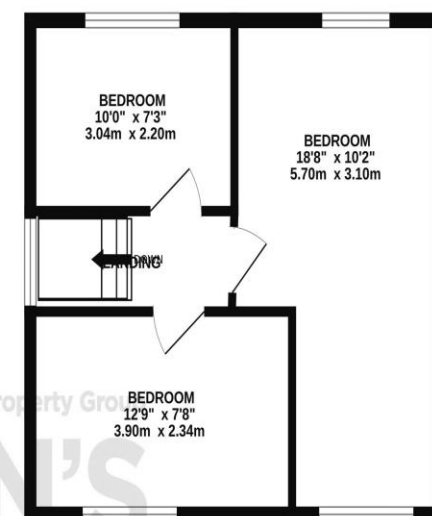
To the front there is also a low maintenance lawn with parking for at least 2 cars.

This area is fantastic if you are looking for a good size family home close to schools, amenities and close to a regular bus route, this location would also be great for holiday letting or buy to let long term investment with a possible return of around £850-£925pcm.

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





## Energy performance certificate (EPC)

8, Rose Avenue WHITBY YO21 3JA	Energy rating <b>E</b>	Valid until: 9 April 2029
		Certificate number: 8641-7824-6280-3331-8906

Property type	Semi-detached house
Total floor area	84 square metres

### Rules on letting this property

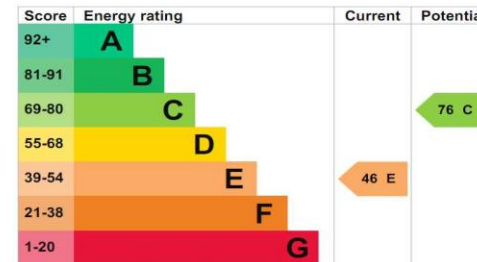
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-report-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-report-guidance>).

### Energy rating and score

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

[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/8641-7824-6280-3331-8906>

### 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: 9330

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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