



- End terrace, 3 bedroom property
- Parking for two cars
- Ideal location and immaculately presented throughout

15 Ammonite Grove, Whitby, North Yorkshire, YO21 3UJ

Guide Price £239,000

Property Group
ASTIN'S

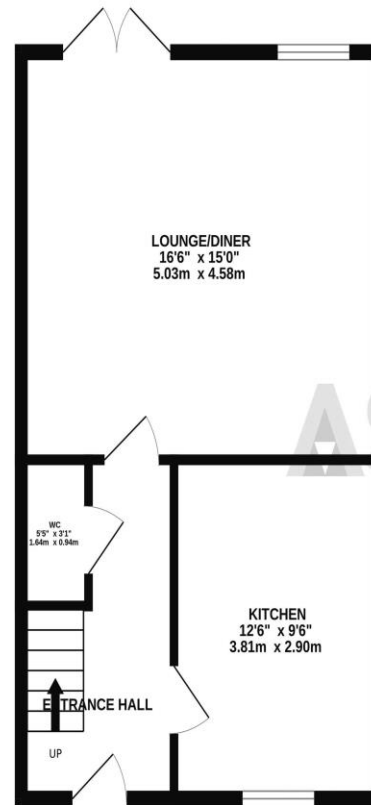


Astins are pleased to bring to market this wonderfully spacious 3 bedroom family home that is immaculately presented throughout and would make the ideal home for any discerning purchaser. Ideally located close to all amenities including schools, supermarkets, doctor's surgery and a bus route you really could not have a better base for everything.

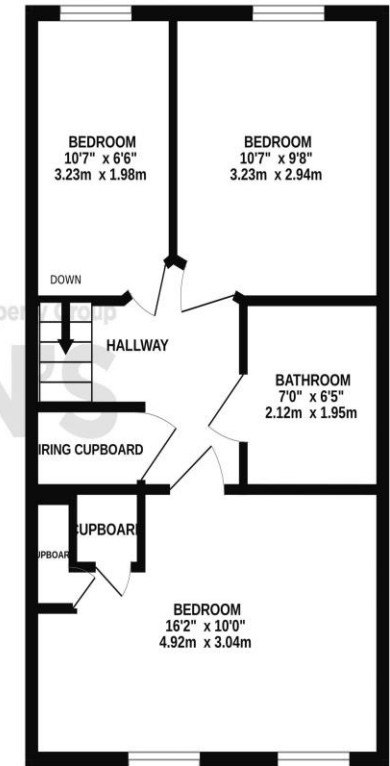
The accommodation is well laid and comprises of a large lounge with French doors leading out onto a low maintenance garden which is fully enclosed. There is a good size kitchen with modern wall and base units and integral cooker/hob. This floor also benefits from a downstairs cloakroom. To the first floor there are three bedrooms, two are good double bedrooms with built in storage to the master bedroom and generous single bedroom, there is a modern family bathroom and additional cupboard storage to the landing. The property benefits from double glazing throughout and central heating. This property is still covered by the NHBC warrantee.

Externally there are two parking spaces to the side of the property. The house is a straight walk in and would make a fantastic first time buy, buy to let or second home.

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.6 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)

15, Ammonite Grove WHITBY YO21 3UJ	Energy rating B	Valid until: 25 September 2028
		Certificate number: 0968-3806-7515-9528-6175

Property type

End-terrace house

Total floor area

85 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 B. It has the potential to be A.

[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: 9718

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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