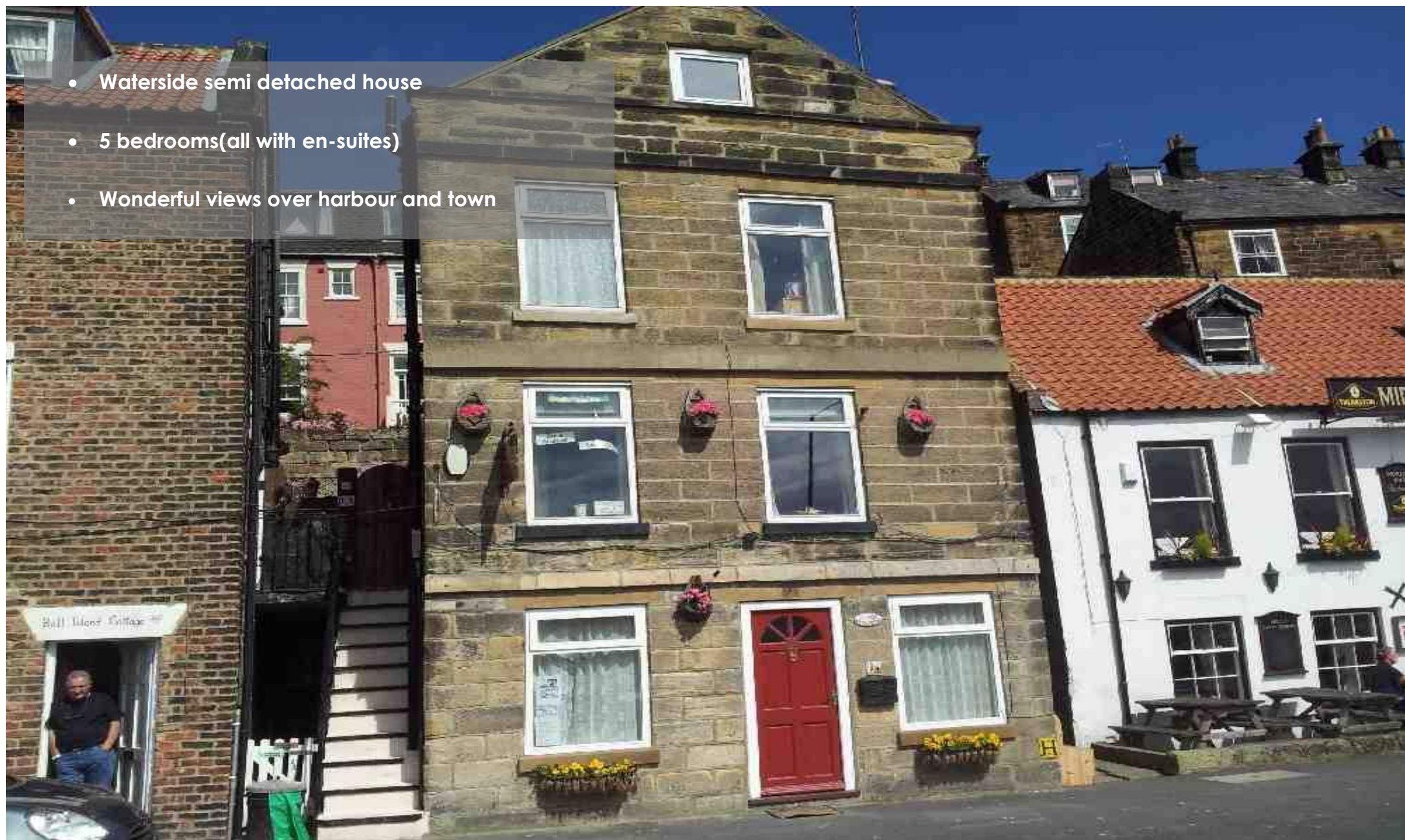


- Waterside semi detached house
- 5 bedrooms(all with en-suites)
- Wonderful views over harbour and town



27 Church Street, Whitby, North Yorkshire, YO22 4AE

£230,000

Property Group

**ASTIN'S**



This Former Jet workers cottage with glorious views over the harbour truly is a delight.

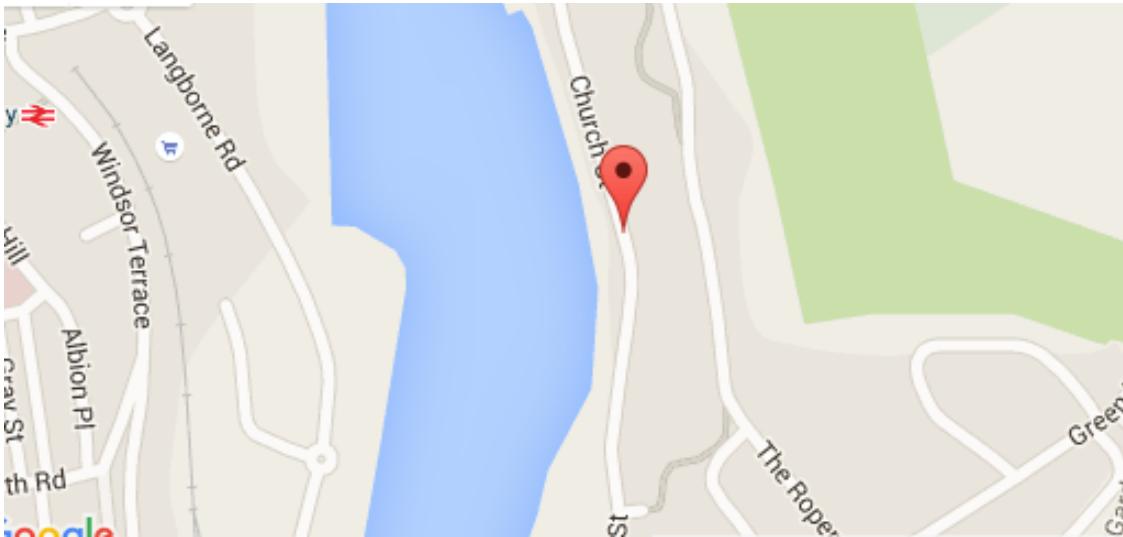
An added and rare bonus is that there is a private garden to sit out in perfect for summer BBQ's or al fresco dining. The property boasts spacious bedroom accommodation, which occupies the top three floors, it is something a little different and worthy of closer inspection. Whether looking for a permanent home, holiday cottage or small B & B, this property fits the bill in so many ways. The accommodation has five bedrooms but could be a three bedroom family property with a two bedroom flat. The property is over 3 floors, with en-suite facilities to all bedrooms, with further bedrooms above, making ideal owner accommodation, whilst the living accommodation on the bottom floor is generous with large dining room, a separate good sized kitchen and lounge which offers stunning views over the harbour. The property has the benefit of double glazing with gas central heating to most rooms, whilst there is all day on-street parking immediately to the front. A short walk to the cobbled streets of the historic old town and all the amenities and tourist attractions Whitby has to offer confirm the great location of the property.

Early viewing is recommended to avoid disappointment.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2015

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 Leasehold basis.

#### COUNCIL TAX:

Assessed by Scarborough Borough Council at tax band B with £1,355.74 payable for 2017/18

#### SERVICES:

All mains services are connected to the property.

#### REF: 5629

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

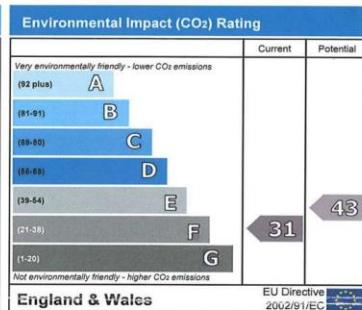
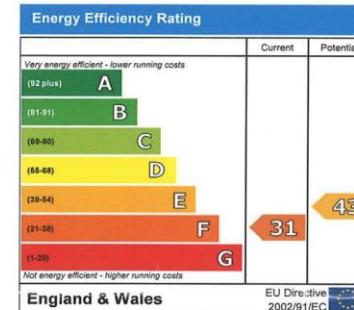
#### Energy Performance Certificate



27, Church Street,  
WHITBY, YO22 4AE

Dwelling type: Semi-detached house  
Date of assessment: 15 January 2009  
Date of certificate: 15 January 2009  
Reference number: 8202-3555-0620-2896-7913  
Total floor area: 176 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	460 kWh/m <sup>2</sup> per year	346 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	13 tonnes per year	10 tonnes per year
Lighting	£108 per year	£108 per year
Heating	£1,944 per year	£1,510 per year
Hot water	£213 per year	£154 per year

Based on standardised 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. This 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 address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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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 this home's impact on the environment. The Full Energy Performance Report can be viewed upon request at the Agents Office.

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

Tel: 01947 821122

Email: [property@astin.co.uk](mailto:property@astin.co.uk)