

HENDERSONS

*Helping you move...*



**16 KEEPERS COURT CRESCENT AVENUE**  
**WHITBY YO21 3DP**

## VIEWS ACROSS THE WEST CLIFF



### ABOUT THIS PROPERTY

This upper floor apartment has the benefit of a designated parking space and centrally located with the heart of Whitby town and the popular West Cliff on the doorstep. Views over rooftops to the sea beyond can be enjoyed from the rear windows.

The accommodation briefly comprises of an entrance hall, good-size lounge, fitted kitchen, a shower room with separate w.c and a double bedroom.

Warmed by electric night storage heaters and Upvc double glazing throughout.

Sorry but pets and smokers will not be considered. Applicants must be self funding.

Offered unfurnished and on an assured shorthold tenancy agreement for a minimum fixed term of 12 months but ongoing if suitable to both parties.

A Holding Deposit equivalent to one weeks rent (£105) will be required to secure the tenancy application once suitable to both parties. The Holding Deposit will be deducted from the first month's rent subject to suitable references. Provision of false or misleading information may result in the Holding deposit being retained by Hendersons. Viewing: by prior arrangement with the Sole Agents

### Key information about this property...

- EPC Rating: C
- Council Tax Band: A
- Property Reference: 1374
- Services: all mains connect with the exception of gas
- Agreement: 12 month AST
- Deposit: £475



### ACCOMMODATION

HALLWAY 3' 6" x 13' 5" (1.068m x 4.084m)

LOUNGE 20' 10" x 8' 10" (6.35m x 2.69m)

KITCHEN 6' 11" x 10' 11" (2.101m x 3.331m)

SHOWER ROOM 7' 7" x 6' 5" (2.313m x 1.953m)

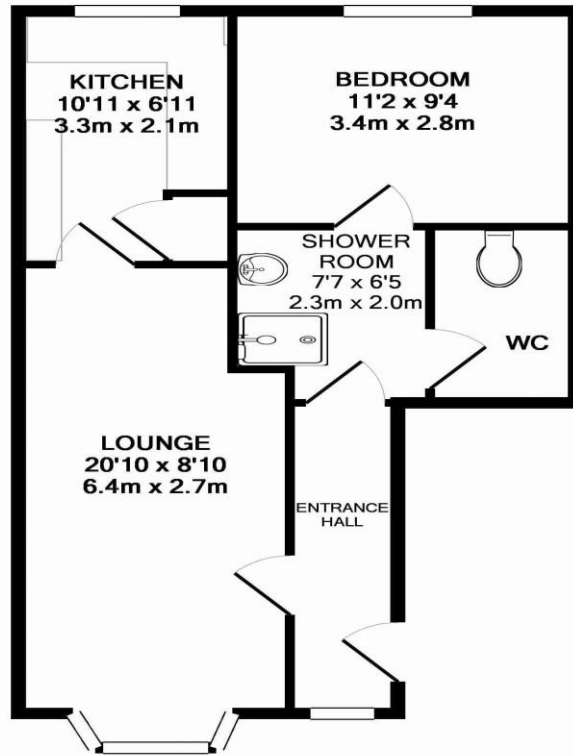
W.C

BEDROOM 11' 2" x 9' 4" (3.411m x 2.845m)

### INFORMATION

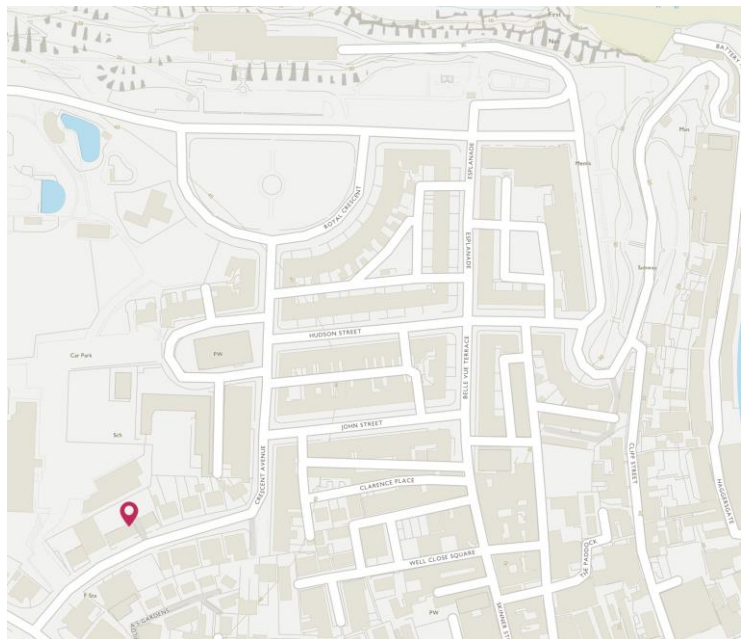
Offered on an assured shorthold tenancy agreement for a minimum fixed term of 12 months but ongoing if suitable to both parties. Rent is exclusive of outgoings, and payable monthly in advance by bank standing order. Sorry but smokers, DSS and pets will not be considered.

**Monthly Rental Of £475**



TOTAL APPROX. FLOOR AREA 479 SQ.FT. (44.5 SQ.M.)

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  
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Want to book a viewing of this property call one  
of our property advisors on 01947 60 26 26  
Monday to Friday – 8.30am to 8pm  
Saturday – 9am to 5pm  
Sunday – 10am to 4pm



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