

HENDERSONS



LOT 1, THE OLD AUCTION ROOMS, THE PADDOCK, WHITBY  
Guide Price £220,000



## ABOUT THIS PROPERTY

With its beautiful views over the rooftops of Whitby, to the sea and Abbey beyond, Lot 1 is a meticulous two bedroomed, two bathroomed apartment situated in the centre of town.

With arched windows and original beams adding to the property's charm, a wonderful standard of fit and finish awaits inside. The apartment briefly comprises of an entrance hall, open-plan living area made up of a lounge/dining area and Shaker-Style kitchen, a contemporary tiled bathroom with a modern white suite and 2 double bedrooms with one having the benefit of an en-suite shower room.

The range of integral appliances to the kitchen include a built-in microwave, electric oven, gas hob, automatic washing machine, slimline dishwasher, and fridge freezer. 'Lot 1' occupies the first floor of part of 'The Old Auction Rooms' which is a building dating back to 1763 which occupies an enviable position in a quiet and yet very central location.

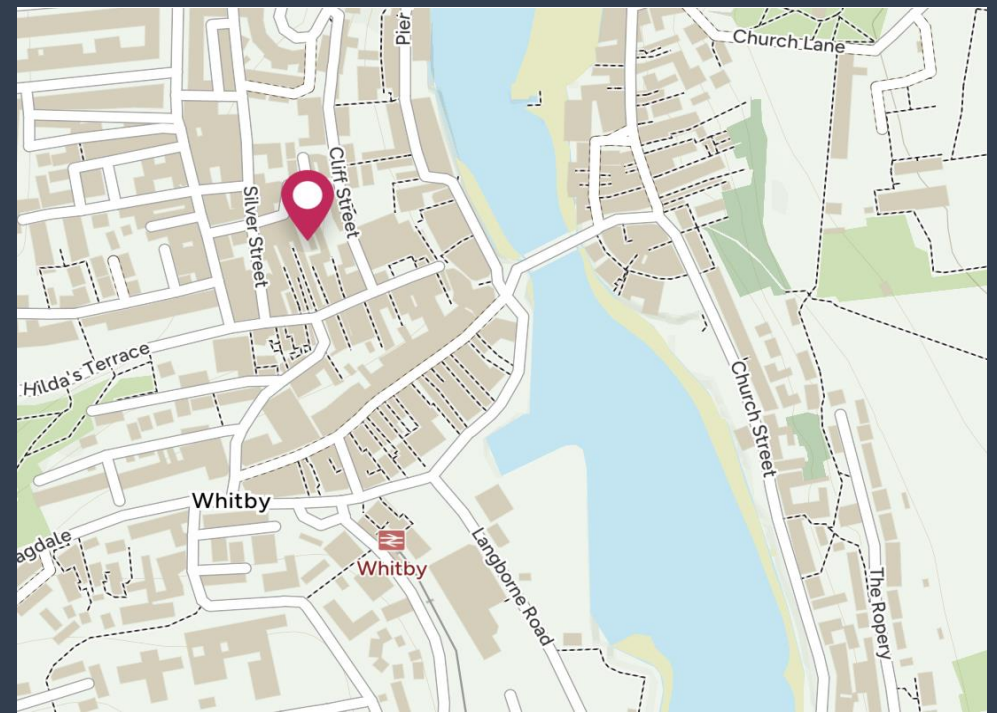
Contents and ongoing bookings to be included in the sale.

The accommodation has proved to be a very successful holiday let but could also lend itself well to becoming a long term let investment, a first step onto the property ladder or a well-appointed second home. Call one of the team at Hendersons, for more information or to arrange your viewing appointment.

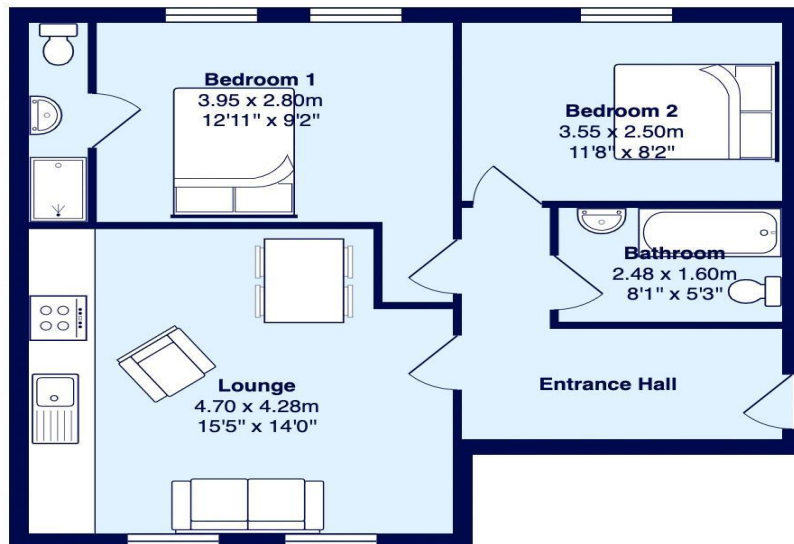


### *Key information about this property...*

EPC Rating: TBC  
Council Tax Band: N/A  
Property Tenure: Leasehold  
Property Reference: 5664  
Services: All Mains Connected



**Want to book a viewing of this property call  
one of our property advisors on 01947 60 26 26  
Monday to Friday – 9am to 5.30pm  
Saturday – 9am to 4pm**



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YO21 3BA  
Company No: 09395331 VAT No: 208959178

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