



Whitehall Landing, Whitby, YO22

**Guide Price £249,950**

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- Extremely spacious 1st floor apartment
- 3 bedrooms
- Located within this popular harbour-side development
- A versatile property with holiday letting permitted
- Designated parking space
- EPC rating C

Whitehall Landing remains a very popular development and with its harbourside location, lovely communal outside space and designated parking. We are delighted to present to the market this incredibly spacious 3 bedroom, 1st floor apartment located within 'March Court'.

The accommodation briefly comprises an entrance hall, a large cupboard, a bathroom with a modern white suite made up of a bathroom with 'Mira Sport Accent' shower above, a w.c and handbasin, a master bedroom with the benefit of an en-suite shower room, a large lounge, a kitchen with a built-in oven and hob and plumbing for an automatic washing machine and 2 further good-size bedrooms.

The apartment is warmed by efficient thermostatically controlled 'Farho' electric heaters and hot water is provided via a 'Albion' hot water storage unit. There is double glazing throughout.

There is a designated parking space for this apartment which is valuable commodity indeed.

With a telephone entry system and a lift serving all floors this is a property which will appeal to a variety of buyers whether they are looking for a lucrative holiday let, a second home or a permanent residence.



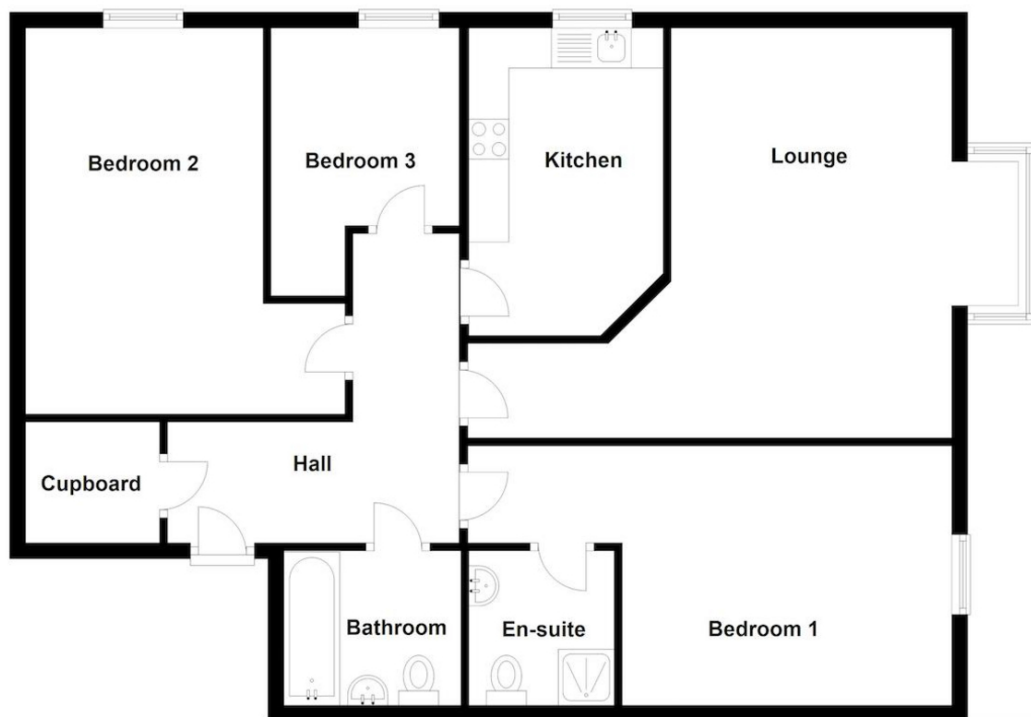




 3

 2





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	84
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	77	77
England, Scotland & Wales		
	EU Directive 2002/91/EC	

