



The Old Auction Rooms, Whitby, YO21

Guide Price £220,000

Hendersons

www.myhendersons.co.uk | 01947 602626

hendersons.
estate agents



- Two Bedrooms
- Two Bathrooms
- Central location
- Meticulously Maintained
- Successful Holiday Let

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.

There may be an option to lease a parking space within close proximity to the property.

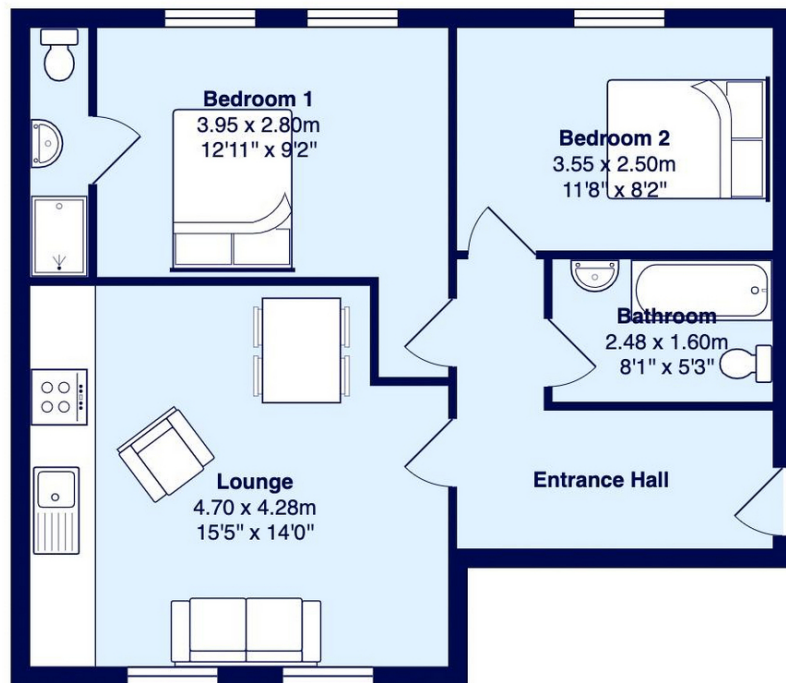
The accommodation has proved to be a very successful holiday let but could also lend itself well to becoming a long term let investment, a first step onto the property ladder or a well appointed second home. Call one of the team at Hendersons, for more information or to arrange your viewing appointment.



I 2

J 2





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	82
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	86	86
England, Scotland & Wales		EU Directive 2002/91/EC

