



01947 601301

## APARTMENT 1, 13 PROSPECT HILL, WHITBY

2 BED APARTMENT



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## PROPERTY FEATURES

- Ground Floor Apartment with Parking
- Spacious Accommodation over 2 Floors
- Open Plan Living Room & Kitchen/Diner
- 2 Bedrooms & Modern Shower Suite
- Additional Room with a Bed Settee & WC
- Gas Central Heating & Double-Glazing Throughout
- Private Yard with Outside Seating & Parking
- Fully Furnished Holiday Apartment with Bookings
- 999 year lease from 2019 with a Service Charge of £780 a year

Type: **APARTMENT**  
Availability: **FOR SALE**  
Bedrooms: **2**  
Bathrooms: **1**  
Reception Rooms: **1**  
Parking: **OFF ROAD PARKING**  
Outside Space: **GARDEN**  
Tenure: **LEASEHOLD**

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APARTMENT 1, 13 PROSPECT HILL, WHITBY - 2 bed Apartment - £155,000

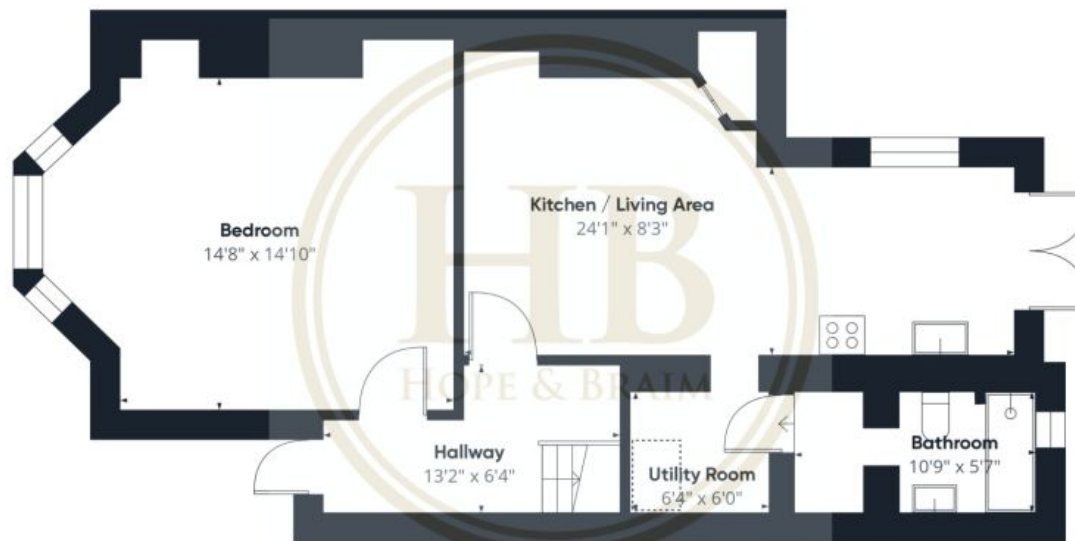




Hope & Braim are delighted to present Apartment 1 at 13 Prospect Hill in Whitby. This ground floor apartment has spacious accommodation and a private outside yard with parking located close to the town centre. The apartment is a fully furnished holiday let that is being sold as a going concern, making it an attractive buy-to-let investment. The building was formerly a guest house that was converted into five apartments in 2019 with Apartment 1 occupying the full lower ground floor plus part of the ground floor. There is an open plan living room and kitchen with fitted cabinets and dining space that leads out onto the terrace outside. The double bedroom has room for another single bedroom, making it a family room with a Bay window. Off the kitchen is a useful utility room and the apartment's bathroom has a modern three-piece shower suite. Upstairs there is the second bedroom and an additional room that has its own ensuite WC and could be used as an occasional third bedroom. The apartment is well presented and benefits from having gas central heating and double-glazing throughout. To the front of the building there is allocated parking for the apartment, whilst to the rear is the private yard that has outside seating and rear access.



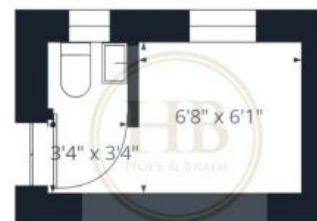
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Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
860.65 ft<sup>2</sup>

Reduced headroom  
6.73 ft<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom:  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

