



01947 601301

14 PEMBERTON HOUSE, WHITBY

2 BED FLAT



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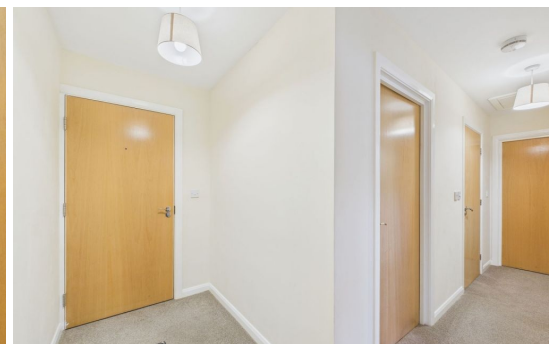
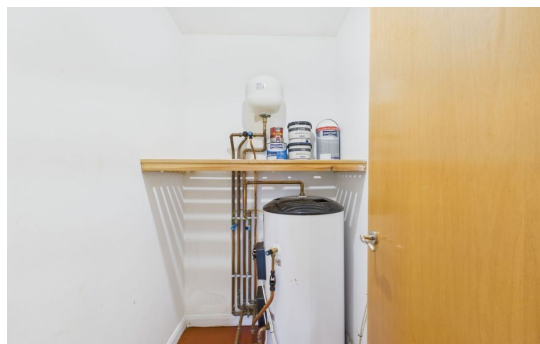
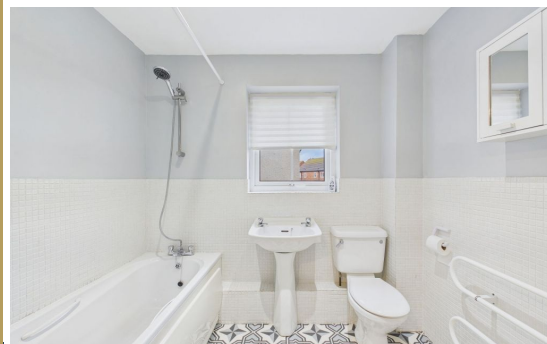
PROPERTY FEATURES

- Top Floor Flat with Allocated Parking
- Open Plan Living Room and Kitchen
- Kitchen with Fitted Cabinets & Integrated Appliances
- 2 Bedrooms & Modern Bathroom Suite
- Electric Heating & Double-Glazing Throughout
- Large Airing Cupboard with Hot Water Tank
- Close to Whitby's Westcliff & Town Centre
- Lease Restriction that prevents Holiday Letting

Type: **FLAT**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **1**
Parking: **ALLOCATED PARKING**
Tenure: **LEASEHOLD**

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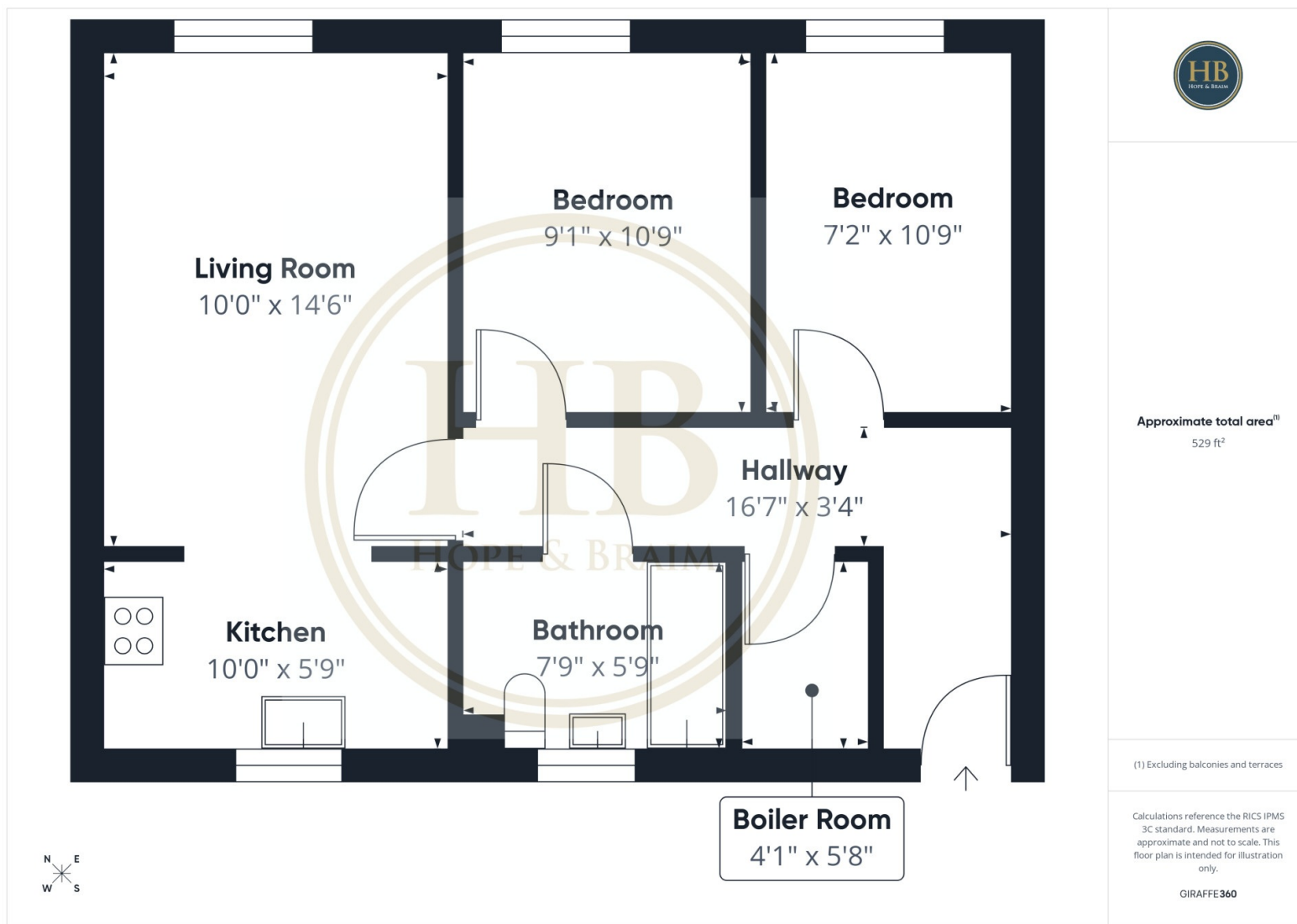
14 PEMBERTON HOUSE, WHITBY- 2 bed Flat -£155,000



Occupying the top floor of a well-maintained building, this immaculately presented apartment offers contemporary living accommodation within comfortable reach of Whitby's town centre and the desirable Westcliff area. The property benefits from allocated parking - a valuable commodity in this sought-after coastal location - and presents an ideal opportunity for first-time buyers or those seeking a low-maintenance home. The bright and airy open plan living room and kitchen maximises the available space, creating a welcoming environment for modern living. The well-appointed kitchen features fitted cabinets and integrated appliances, providing both style and practicality for everyday use. Two comfortable bedrooms offer flexible accommodation, complemented by a contemporary bathroom suite finished to a good standard. Throughout, electric heating and double-glazing ensure warmth and efficiency, whilst a generously proportioned airing cupboard housing the hot water tank provides valuable additional storage. The apartment's elevated position ensures pleasant outlooks and abundant natural light, whilst its proximity to Whitby's amenities places the town's shops, restaurants, and cultural attractions within easy reach. The dramatic coastline and moorland landscapes that characterise this beautiful corner of Yorkshire remain wonderfully accessible for those who appreciate the outdoor pursuits this region affords. Prospective purchasers should note that the lease contains a restriction preventing holiday letting, ensuring the building maintains its residential character.



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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. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. 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.

