

- Superb fully rennovated apartment
- Garage and Parking
- Town centre location



Daisy's Den , 19b Silver Street, Whitby, North Yorkshire, YO21 3BX

Guide Price £260,000

Property Group

**ASTIN'S**





This superb two bedroom apartment has undergone a wealth of renovation and configuration to make Daisy's Den really stand out.

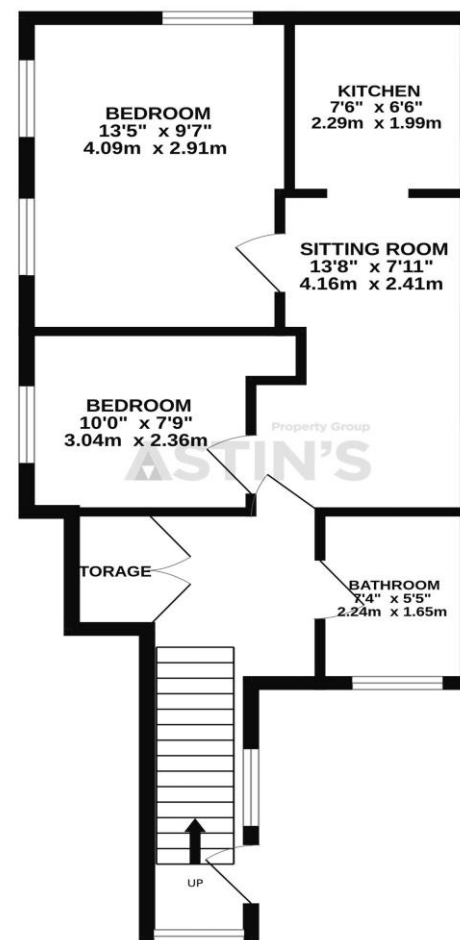
The apartment is well laid and offers excellent accommodation, The ground floor consist of entry hall and stairs leading up to a modern shower room, there is additional storage to this floor also and plenty of windows making the stairwell light and appealing. The lounge offers enough space for a family dining table and to comfortably seat 4 people. There is a new, modern kitchen with integral appliances and views up Silver Street, the two bedrooms are both of good size and again enjoy lots of light through the large windows.

Externally the property benefits from a detached garage and additional parking. The additional parking is under a lease agreement with a nominal charge.

There is a useful store to the front and bin store to the side of the property. Sat in an ideal location close to the Town centre and all amenities it's not hard to see why it is such a lucrative let, parking this close to the town centre is a rare commodity and an absolute must have.

Viewing through Astins only.

GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 481 sq.ft. (44.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Always a warm welcome 7 days a week





**TENURE:**

We have not had sight of the Title Deeds but believe the property to be held on a leasehold basis.

**SERVICES:**

All mains services are connected to the property with the exception of gas.

**REF: 3591**

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:

(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

**Energy performance certificate (EPC)**

10b Silver Street WHITBY YO21 3BX	Energy rating <b>F</b>	Valid until: 14 November 2033 Certificate number: 9146-3932-9209-2527-2200
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Property type	Mid-floor flat
Total floor area	47 square metres

Rules on letting this property

**! You may not be able to let this property**

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) ([https://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standards-guidance](#)).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's current energy rating is F. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	32 F	
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9146-3932-9209-2527-2200>

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.