

- Two bedroom apartment
- Sea views
- Ideal West Cliff location

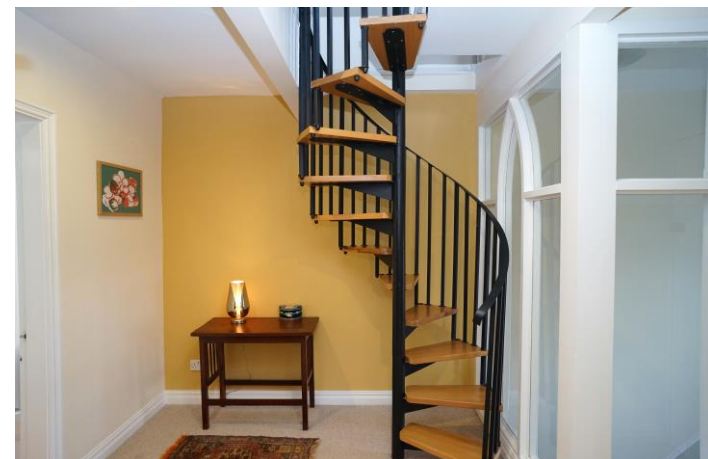


Flat 3, 25, Crescent Avenue, Whitby, North Yorkshire, YO21 3ED

Guide Price £175,000

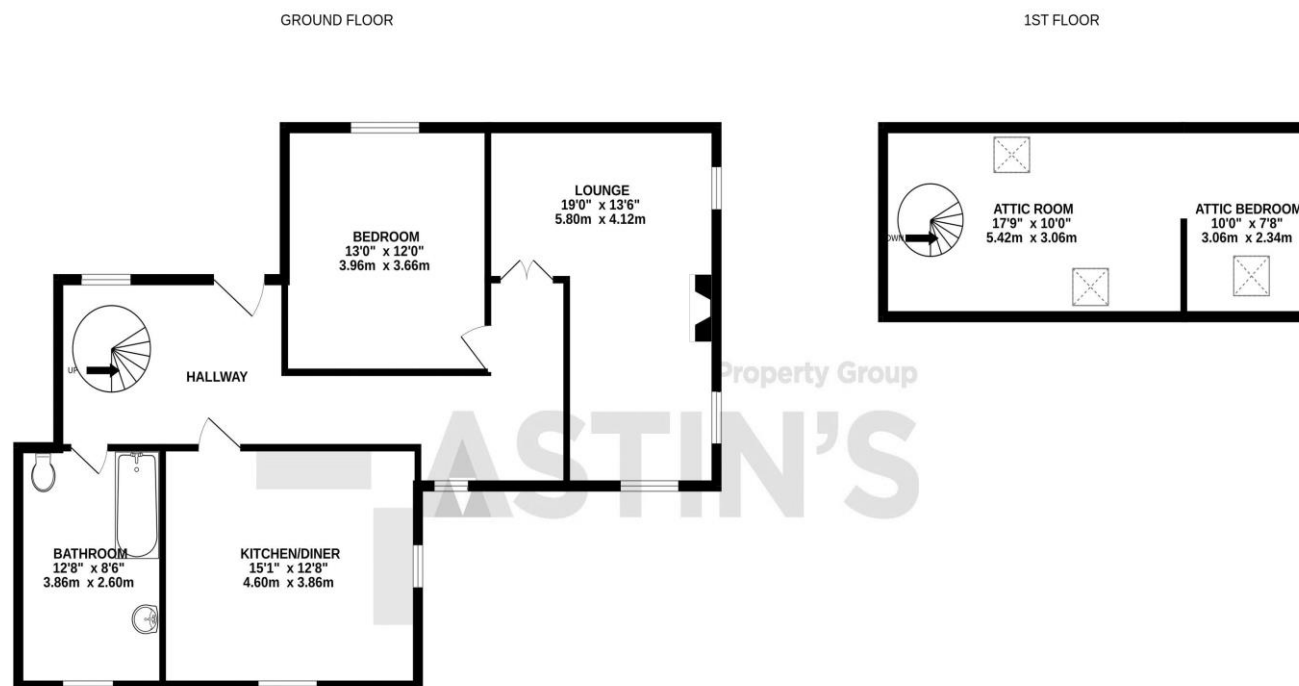
Property Group

ASTIN'S



Astin's are pleased to present this modern and spacious two bedroom apartment, which is situated close to the West Cliff and all it's amenities, whilst also being a short walk from the Town Centre.

With a large double bedroom and a second attic room (restricted head height and accessed by a spiral staircase) this property is versatile in it's use whether as a permanent residence or a lovely holiday home by the sea. The living space also includes a generous kitchen/diner and a large lounge with feature half-moon window and bathroom. The property benefits from having gas central heating with a new boiler fitted around two years ago and double glazing throughout. Viewing is highly advised - call astin's today!



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.

REF: 5395

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)		
Flat 3 25, Crescent Avenue WHITBY YO21 3ED	Energy rating E	Valid until: 14 July 2024 Certificate number: 8501-8642-8529-6897-6343
Property type	Top-floor maisonette	
Total floor area	67 square metres	

Rules on letting this property

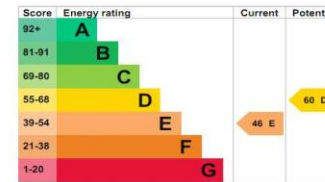
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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



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

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.

Astin's

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