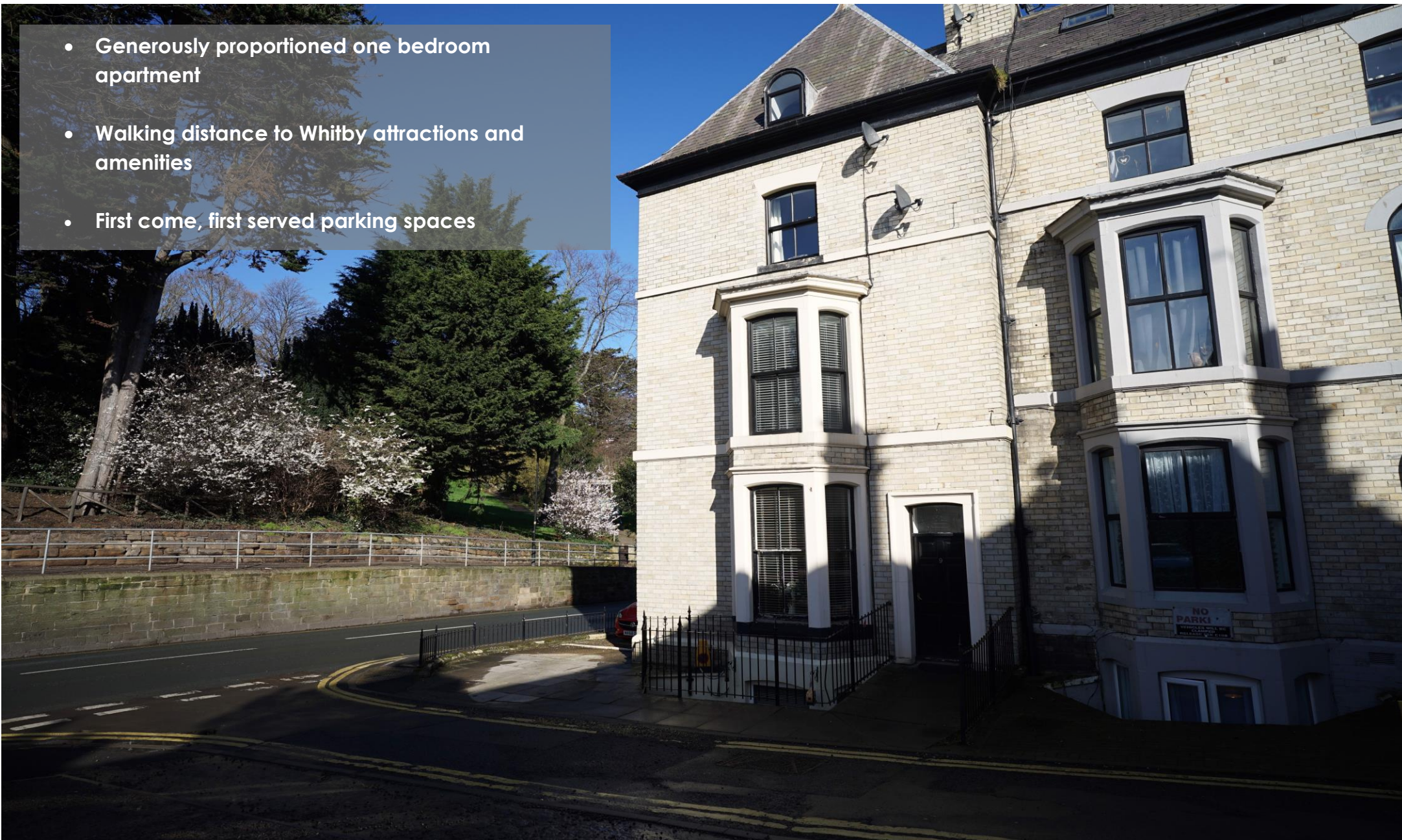


- Generously proportioned one bedroom apartment
- Walking distance to Whitby attractions and amenities
- First come, first served parking spaces



Flat 1, 9, Broomfield Terrace, Whitby, North Yorkshire, YO21 1QP

Guide Price £135,000

Property Group

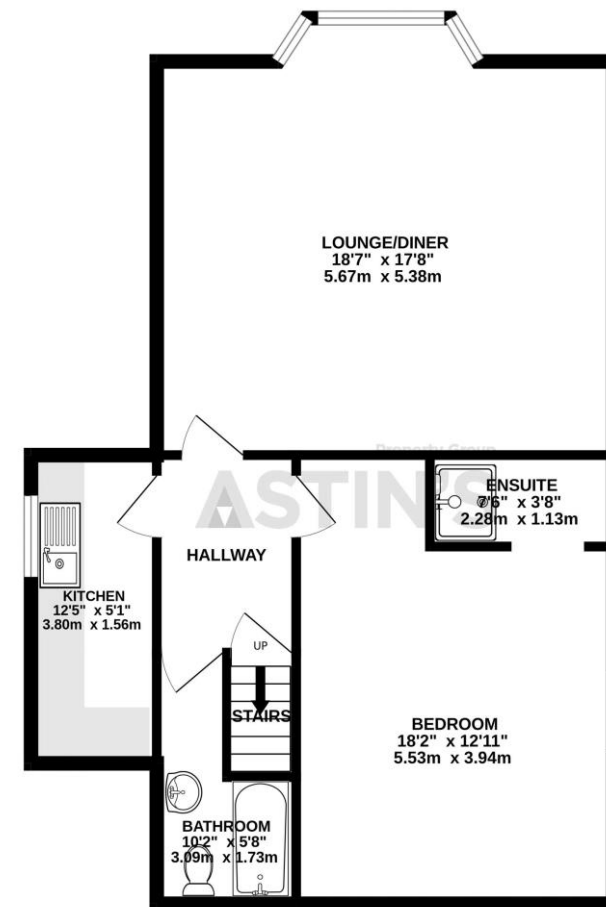
**ASTIN'S**



GROUND FLOOR  
709 sq.ft. (65.9 sq.m.) approx.

Astin's are pleased to present 1, 9 Broomfield Terrace. Ideally located in this beautiful Victorian building, just a short stroll away from the town centre, the apartment offers spacious living accommodation with a contemporary feel. Currently used as a permanent residence, the apartment would make a fabulous first-time buyers' investment, bolt hole or holiday let opportunity.

Entering through the communal entrance, a private staircase leads down to the property. The accommodation briefly comprises a large lounge/ dining room with bay window, a double bedroom with an en-suite shower room, a further bathroom and a modern galley kitchen. This has gloss fitted units and built-in appliances such as a dishwasher and washing machine. There is parking to the front, offered on a first come, first served basis. Call Astin's today for more information or to arrange a viewing!

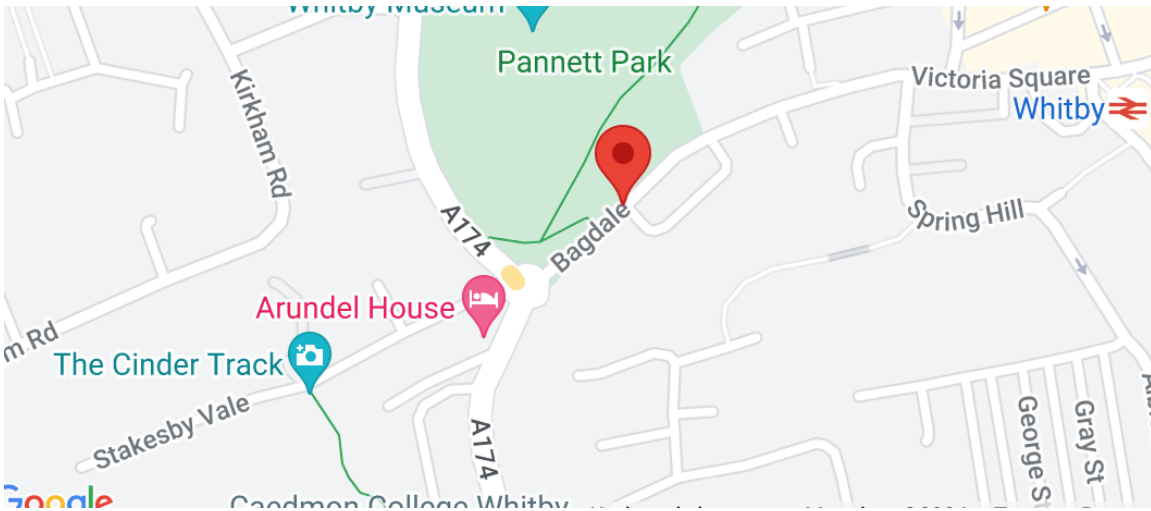


TOTAL FLOOR AREA: 709 sq.ft. (65.9 sq.m.) approx.

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



Energy performance certificate (EPC)		
Flat 1 9 Broomfield Terrace WHITBY YO21 1QP	Energy rating <b>D</b>	Valid until: 28 February 2034 Certificate number: 0320-2828-9320-2424-0511
Property type	Basement flat	
Total floor area	69 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</a> .		

**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: 5233**

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.

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**

**47 Flowergate**

**Whitby, North Yorkshire, YO21 3BB**

For all our properties visit [www.astin.co.uk](http://www.astin.co.uk)

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