

- Modern, three bedroom, top floor apartment in the heart of Whitby
- Currently a successful holiday let
- Spacious and well-equipped throughout



Apartment 2, 12-13 Baxtergate, Whitby, YO21 1BW

Guide Price £212,000

Property Group

**ASTIN'S**

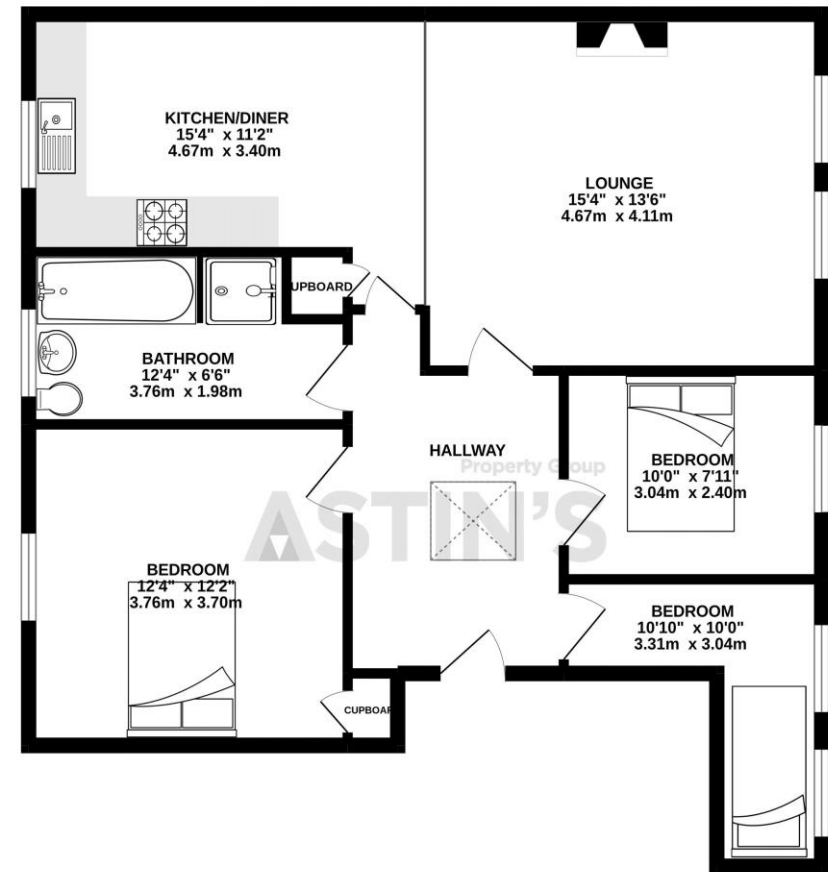


Astin's are pleased to present this modern, well proportioned, three bedroom apartment in the heart of Whitby. The property has undergone a wealth of refurbishment and is now a successful holiday let, which is offered to market with furniture and on-going bookings available if desired. Sitting in a fabulous location on Baxtergate, the beach and all local amenities a short stroll away.

Situated on the top floor, the apartment is accessed via a communal staircase from the alleyway. The accommodation is neutral and contemporary throughout, briefly comprising an entrance hallway with skylight. This leads to two large double bedrooms and a single. The bathroom is generously sized and offers a separate bath and shower, with hand basin w.c. The large open plan kitchen/lounge/diner provides a wonderful light and spacious room. The kitchen has fitted units and built in appliance. The property also benefits from having communal basement storage below.

If you are looking for a bolt hole by the sea, a holiday let investment or to get on the property ladder then this lovely apartment is definitely worth a closer look!

TOP FLOOR  
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.7 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 250 year Leasehold basis.

**SERVICES:**

All mains services are connected to the property.

**REF: 4283**

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 2 12-13, Baxtergate WHITBY YO21 1BW	Energy rating <b>D</b>	Valid until: 20 January 2030 Certificate number: 9748-5055-6249-9250-1254

Property type	Top-floor flat
Total floor area	84 square metres

**Rules on letting this property**

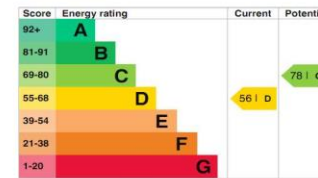
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property**

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

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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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