

- Two bed apartment in the heart of the town & a hop, skip & a jump from the Sea
- Allocated parking
- Accommodation over two floors

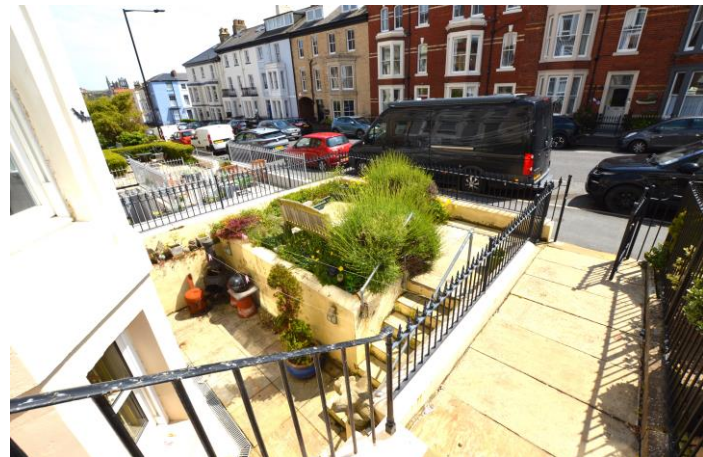
Disc Zone W
P 9 am - 7 pm
3 hours
No return
within 2 hours

2nd and 3rd floor, 9 Abbey Terrace, Whitby, North Yorkshire, YO21 3HQ

Guide Price £235,000

Property Group

ASTIN'S



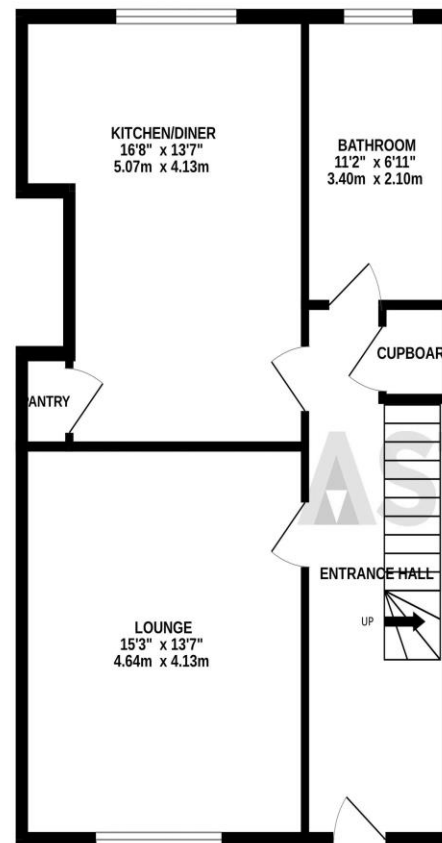
Astins are pleased to bring to market this fantastic 2 bedroom property in the heart of the town with added bonus of allocated parking! A rare commodity this close to the town centre. This fabulous building is not only immaculately maintained but also is only shared by two residents.

This property occupies the middle and top floor making the most of the elevated views with side views to the Abbey and also a rural outlook. The accommodation comprises of a large lounge with large window flooding the room with natural light, a separate kitchen/diner that is extremely generous along with equally generous pantry. There is a charming view overlooking the front from this window. Ideal to watch the world go by. There is a family bathroom with corner bath, wc, pedestal and stand-alone shower. To the upper floor there are two king size bedrooms, with full glass frontage to both, there are views to the master along with modern en-suite.

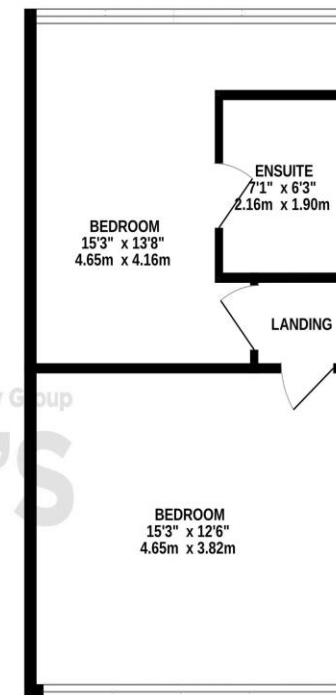
The property is warmed with gas central heating and double glazing throughout. There is the addition of a large storage cupboard on the outside landing that is a welcome addition.

This property would make an ideal permanent residence or bolt hole property, terms of the lease state that there is no holiday letting permitted but you can long term let the property which would achieve £850 - £900 per calendar month.

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



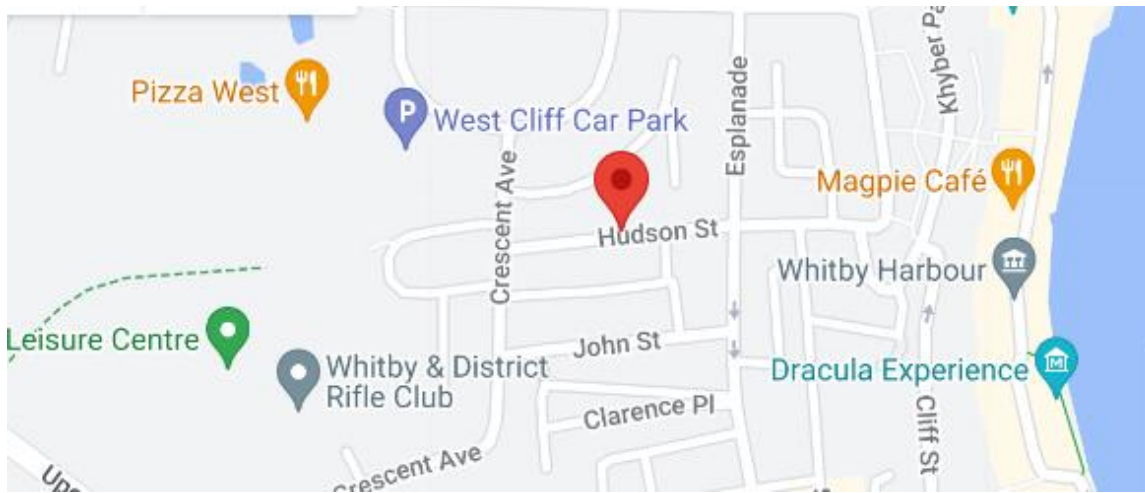
1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.3 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 Freehold basis.

SERVICES:

All mains services are connected to the property.

REF: 10037

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

17 Any Street,
 Any Town,
 County,
 Y13 6XX

Dwelling type: Detached house
 Date of assessment: 02 February 2007
 Date of certificate: [dd mmmm yyyy]
 Reference number: 0000 0000 0000 0000 0000
 Total floor area: 166 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - Outstanding rate			
(91-100) A			
(81-90) B			
(71-80) C			
(61-70) D			
(51-60) E			
(41-50) F			
(31-40) G			
Use energy wisely - Higher standards			
	37	73	

England & Wales EU Directive 2002/91/EC

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

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	453 kWh/m ² per year	178 kWh/m ² per year
Carbon dioxide emissions	13 tonnes per year	4.6 tonnes per year
Lighting	£81 per year	£00 per year
Heating	£1123 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. The certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

www.energytrust.org.uk

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

Tel: 01947 821122 Option 1

Email: property@astin.co.uk