

- 2 bedroom apartment
- Balcony with stunning Sea views
- Spacious accommodation



21 Metropole Towers, Argyle Road, Whitby, North Yorkshire, YO21 3HU

Guide Price £164,950

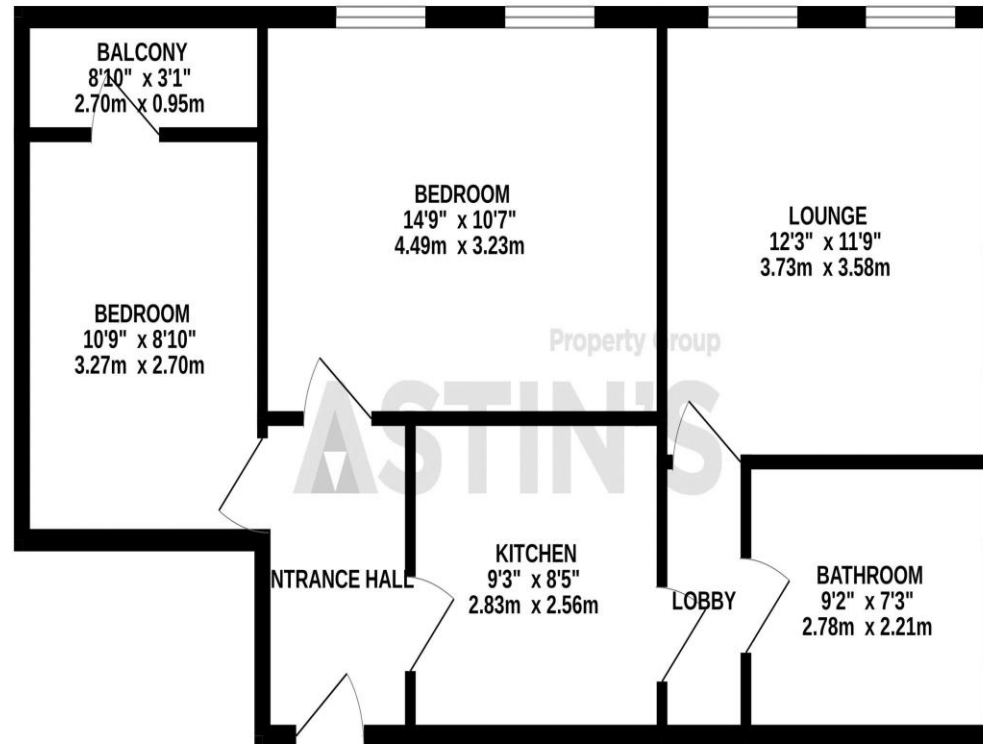
Property Group

ASTIN'S



A deceptively spacious second floor apartment in this prestigious block on the West Cliff which enjoys sea and Abbey views. The property has a well fitted kitchen/diner, generous bathroom with shower, 2 bedrooms, one a large master bedroom with Sea views and one double room with access to the private balcony, the balcony offers exceptional Sea Views and is a little haven to sit and watch the world go by. This block has a lift serving all floors and a grand staircase leading up to each floor, with half-landings having windows and retained period architectural features. Being a short walk from all the tourist amenities and above the hustle and bustle of the holiday trade, this is an ideal second or holiday investment property and early viewing is recommended to avoid disappointment.

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 635 sq.ft. (59.0 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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| Energy performance certificate (EPC) | | |
|--|---------------------------|--|
| 21 Metropole Towers Argyle Road WHITBY YO21 3HU | Energy rating E | Valid until: 30 July 2034 |
| | | Certificate number: 7334-3523-1400-0329-0272 |
| Property type | Mid-floor flat | |
| Total floor area | 62 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 C.

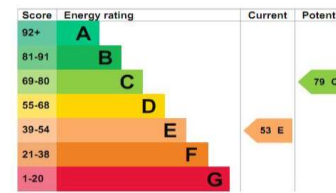
[See how to improve this property's energy efficiency.](#)

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



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 with the exception of gas.

REF: 4336

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(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

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