

- Established Holiday Let
- Fully Furnished
- West Cliff Location



Glencoe, Apartment 4, Normanby Terrace, Whitby, North Yorkshire, YO21 3ES

Guide Price £225,000

Property Group

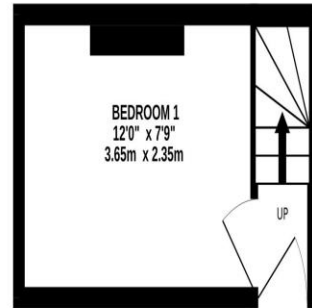
**ASTIN'S**



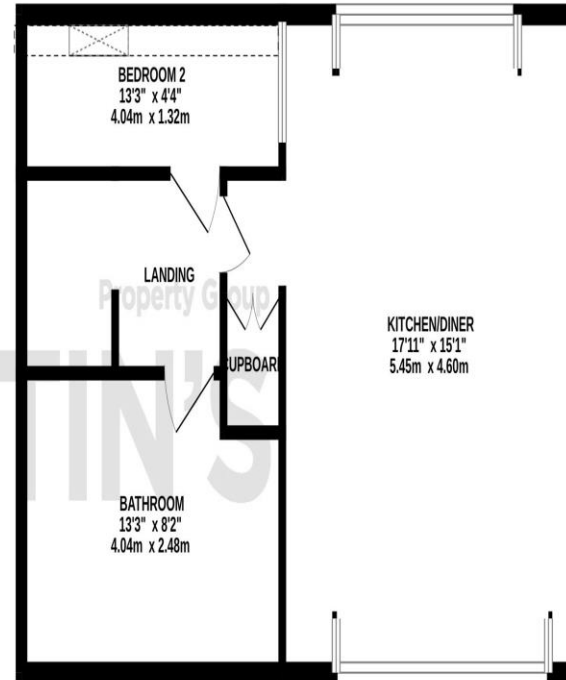


A split level 2 bedroom apartment located on the top floor of Glencoe. This modern apartment has an open plan kitchen and lounge area, large bathroom and a second room which is currently used as a study. There is also a double bedroom, it could be reconfigured to have the bathroom in the smaller bedroom making a bigger second bedroom. Ideally located in the popular West Cliff area this apartment is close to the town with all its amenities the West Cliff itself and the beach. Having been recently refurbished this apartment would suit an investor or someone looking for their own private bolt hole . There are forward ongoing bookings that are available if required.

FIRST FLOOR  
111 sq.ft. (10.3 sq.m.) approx.



SECOND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 618 sq.ft. (57.4 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 4 1 Normandy Terrace John Street WHITBY YO21 3ES	Energy rating <b>C</b>	Valid until: 23 September 2034
		Certificate number: 4834-8221-7400-0367-2222

Property type	Top-floor flat
Total floor area	60 square metres

### Rules on letting this property

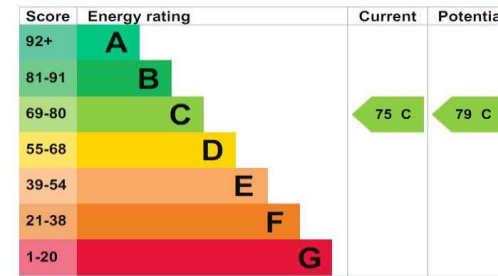
Properties can be let if they have an energy rating from A to E.

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 C. 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

### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/4834-8221-7400-0367-2222>

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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.

#### 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: 10079

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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.

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