

- Established Holiday Let
- Fully Furnished
- West Cliff Location



Glencoe flat 2, Normanby Terrace, Whitby, North Yorkshire, YO21 3ES

Guide Price £249,950

Property Group

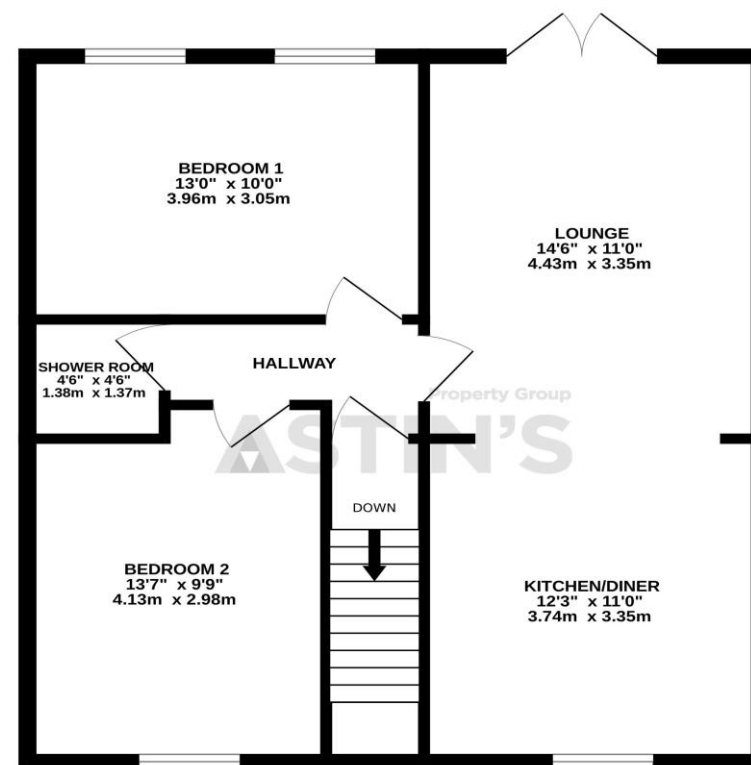
**ASTIN'S**



A modern two bedroom holiday let apartment located in the popular West Cliff area close to the amenities of the town and also those of the West Cliff itself and of course the beach.

This modern newly refurbished property offers a large modern lounge, kitchen area with a balcony, two double bedrooms (one with the option of having an en suite as plumbing in place) and a shower room.

An ideal property for an investor or someone looking for a stylish bolt hole in a great location. This property can be commercially holiday let and has forward bookings in place if required.



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 Leasehold basis.

**SERVICES:**

All mains services are connected to the property.

**REF: 10077**

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 1 Normanby Terrace John Street WHITBY YO21 3EB	Energy rating <b>C</b>	Valid until: 23 September 2034
		Certificate number: 0134-4221-7400-0347-2228

Property type	Mid-floor flat
Total floor area	67 square metres

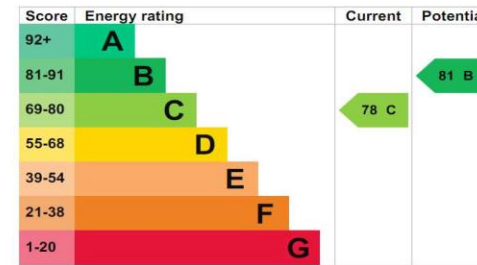
**Rules on letting this property**

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-standards-landlord-guidance>).

**Energy rating and score**

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

[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/0134-4221-7400-0347-2228>

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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