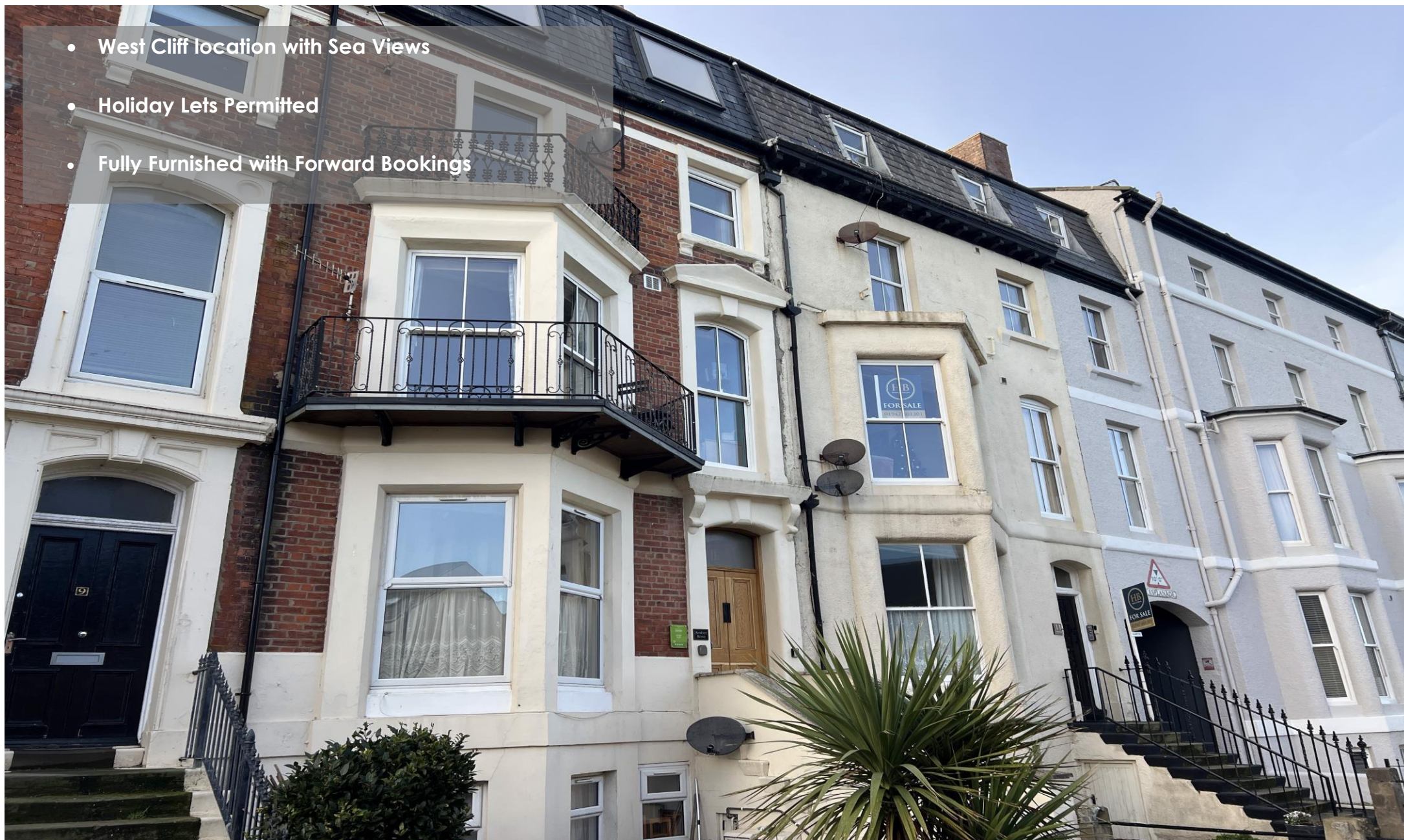


- West Cliff location with Sea Views
- Holiday Lets Permitted
- Fully Furnished with Forward Bookings



Flat 2, 10, Esplanade, Whitby, North Yorkshire, YO21 3HH

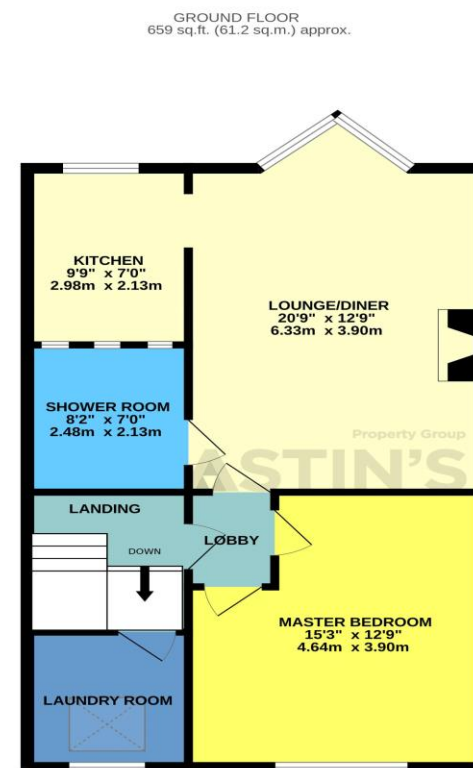
Guide Price £175,000

Property Group

ASTIN'S



A very well presented first floor 1 bedroom apartment with a sea view located on the popular west cliff - currently a successful holiday let . The property has large recently installed double glazed windows to the front with sea views if you look left up the Esplanade! There is also a small balcony to the front with space for a small table and chairs. The well-lit lounge is a good size and furnished to a high standard with a feature fireplace and wall lights with doors leading into the kitchen and shower room. The kitchen is fitted with a built-in hob and oven and a standalone dishwasher, washing machine and fridge freezer. The shower room has a double shower cubicle WC and hand basin. The bedroom is a good-sized double with a large window overlooking the rear of the property. The apartment also has a new combi boiler and a laundry room which is situated on the landing with a washing machine and space for storage. We highly recommend viewing this luxuriously appointed property to appreciate the standard of presentation, this is a great opportunity to purchase a turnkey apartment in a fabulous location close to both the town and the beach.



TOTAL FLOOR AREA: 659 sq.ft. (61.2 sq.m.) approx.
While 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

Insert Map



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: 8438

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 10 Esplanade WHITBY YO21 3HH	Energy rating C	Valid until: 21 August 2030
		Certificate number: 8330-6728-7740-3522-5228

Property type	Mid-floor flat
Total floor area	54 square metres

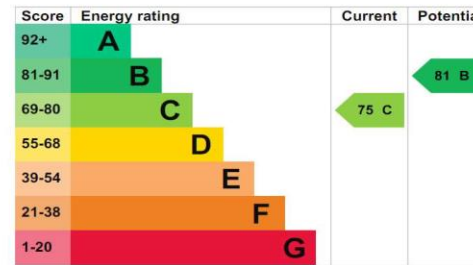
Rules on letting this property

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 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

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

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