

- Stunning two bed property
- Immaculately presented throughout
- Currently a successful holiday let with ongoing bookings if desired



11a Elgin Street, Whitby, North Yorkshire, YO21 1PW

Guide Price £185,000

Property Group  
**ASTIN'S**





Astins are please to bring to market 11a Elgin Street, a delightful end terrace property that has been well maintained and modernised by the current vendor.

Currently a successful holiday let the property is ideally located and close to all amenities including the town centre, shops, schools and hospital.

The accommodation is spacious throughout and upon entering you are greeted with a large lounge, this leads through to a modern kitchen with gloss wall and base units, there is a rear door from here leading out onto the side elevation of the property. To the first floor there is a double bedroom that offers a generous space and is light and airy. To the top floor there is a further double bedroom and family bathroom.

This house is literally a straight walk in for any discerning purchaser and would make an ideal first time buy, buy to let or bolt hole property by the Sea. Viewing is highly recommended to appreciate this fabulous property.



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: 3621**

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.

Astin's  
47 Flowergate  
Whitby, North Yorkshire, YO21 3BB

# Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| 11a Elgin Street<br>WHITBY<br>YO21 1PW | Energy rating<br><b>D</b> | Valid until:<br><b>10 July 2033</b>                    |
|  |                           | Certificate number:<br><b>0160-2770-8035-2997-7481</b> |

**Property type**  
End-terrace house

**Total floor area**  
221 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 current energy rating is D. It has the potential to be C.

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

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.

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