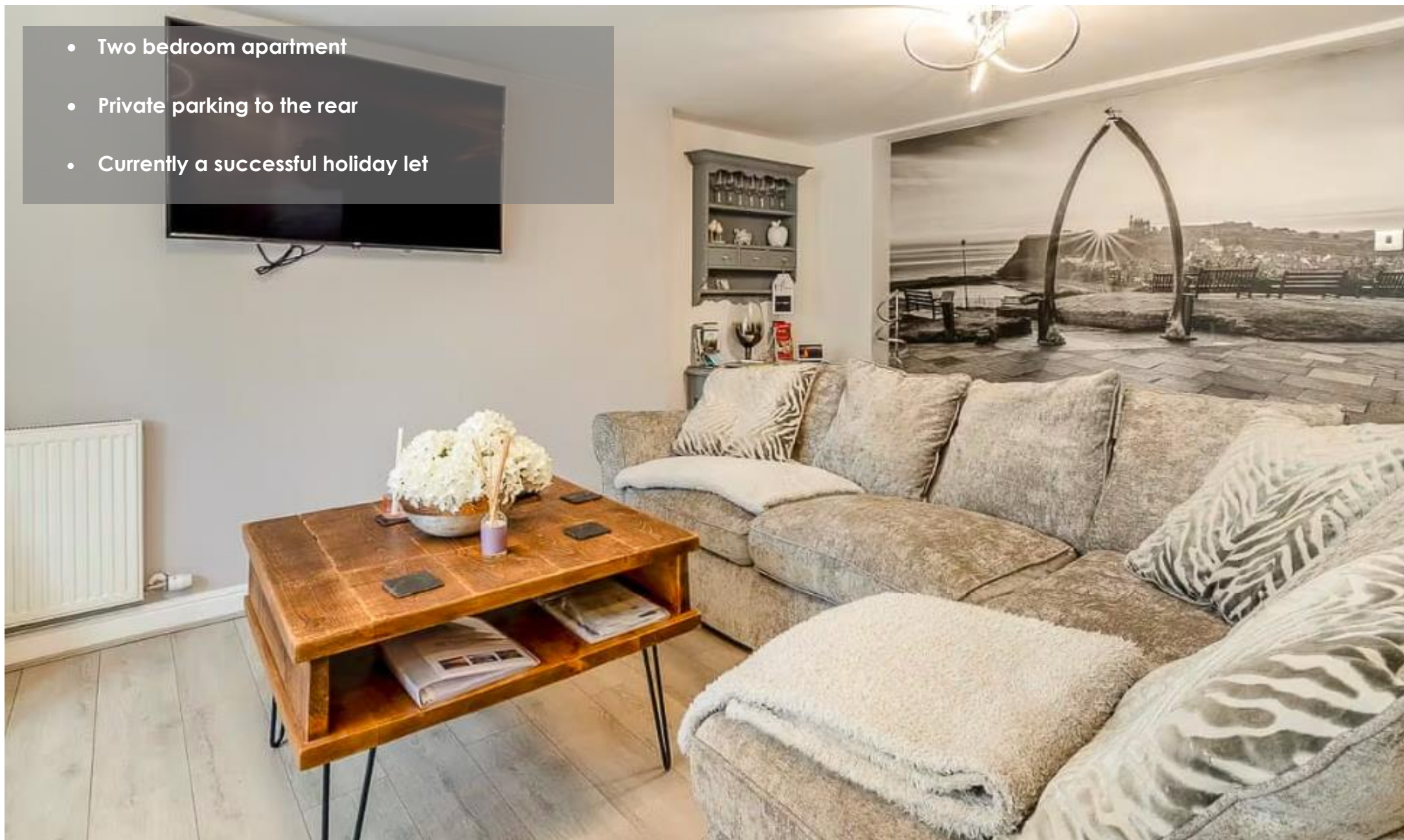


- Two bedroom apartment
- Private parking to the rear
- Currently a successful holiday let



Apartment 1, 15, Prospect Hill, Whitby, North Yorkshire, YO21 1QE

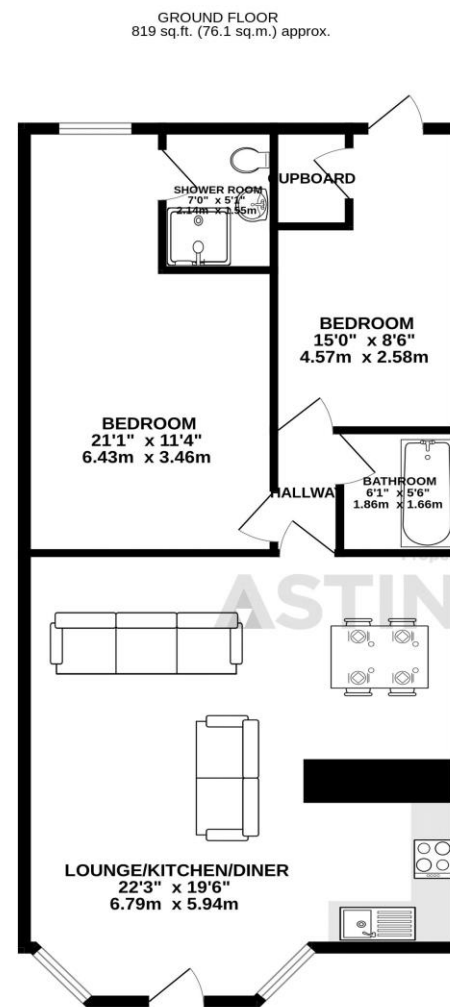
Guide Price £175,000

Property Group
ASTIN'S



Astin's are pleased to present 1, 15 Prospect Hill. A contemporary, two bedroom apartment that benefits from having private off road parking and an outdoor seating area. Currently a holiday let, the property can be purchased with furniture and on going bookings in place if desired.

The apartment offers two private entrances, one to the front and one to the rear. The accommodation comprises of a large lounge/kitchen/diner, the kitchen is fitted with high gloss units and a built-in cooker with space for a dishwasher. There are two double bedrooms, one with an en-suite shower room and the other with a useful storage cupboard, currently housing the boiler and washing machine. A bathroom completes this floor, offering a shower over the bath, hand basin and w.c. Surprisingly light and spacious throughout the apartment would make a fantastic permanent home, bolt hole or to continue as a holiday let. Ideally located within walking distance into the town centre the property benefits from private parking to the rear, which is a rarity. For more information on this property or to arrange a viewing call Astin's today.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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



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: 9956

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.

02/10/2023, 15:40

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Flat 1 15 Prospect Hill WHITBY YO21 1QE	Energy rating C	Valid until: 17 September 2029 Certificate number: 8561-7721-6230-0659-4996
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Property type	Basement flat
Total floor area	61 square metres

Rules on letting this property

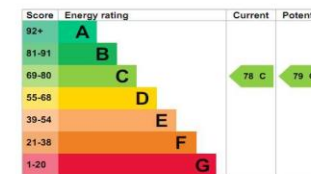
Properties can be let if they have an energy rating from A to E.

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 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8561-7721-6230-0659-4996?print=true>

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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.

Astin's

47 Flowergate

Whitby, North Yorkshire, YO21 3BB

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