

- 2 Bed First Floor Flat
- Balcony with Sea Views
- Can be Holiday Let



Flat 3, Greencroft, 9 Esplanade, Whitby, North Yorkshire, YO21 3HH

Guide Price £129,950

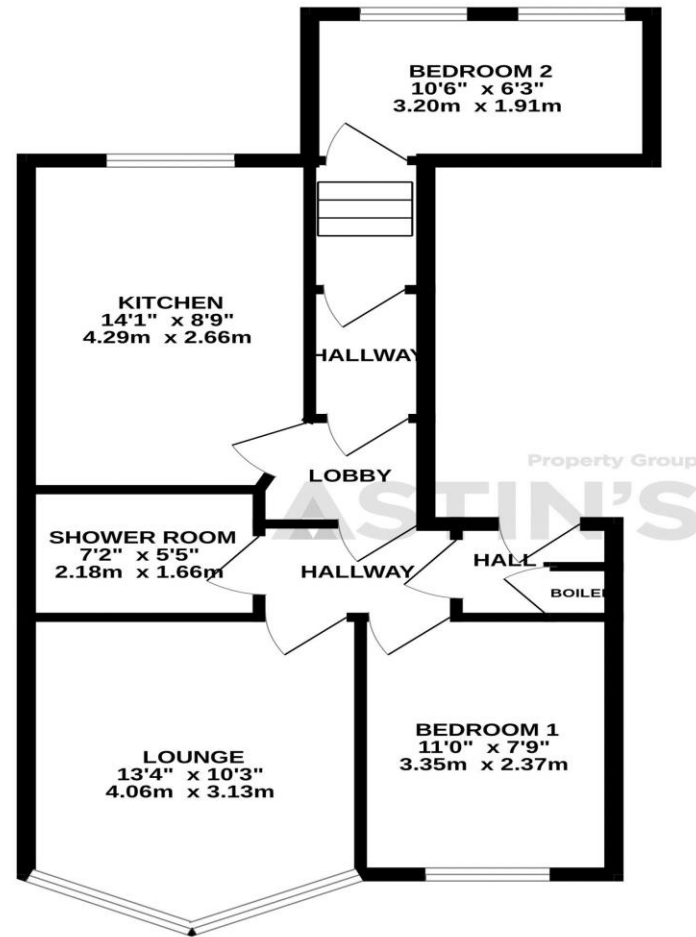
Property Group  
**ASTIN'S**





A first floor two bedroom flat with a small balcony and sea views looking up The Esplanade towards the The Promenade. This property is in need of some TLC but is of a good size and is in a great location for both the beach and the town centre. The property has a front room with double glazed patio doors that lead onto a small balcony to the front of the property. A double bedroom to the front of the flat and a second bedroom down a small flight of stairs to the rear. The kitchen has a large window overlooking the rear of the property and is a good size with a mixture of wall and base units and space for a washing machine, under counter fridge and freezer. There is a built in oven and ceramic hob. The shower room is fully tiled with a double shower ,W.C. and hand wash basin. This property is all electric with an electric hot water tank in a cupboard in the lobby. Parking is available on the street. This property is in a good size and in our opinion with some upgrading it could become either a permanent residence or a second home or holiday let due to the location. Management & Maintenance fee £1266.42 Ground Rent £150pa. This is definitely one to view in this price range in this popular location!

GROUND FLOOR  
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.0 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

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: 10013

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 3 Greencroft House 9 Esplanade WHITBY YO21 3HH	Energy rating <b>E</b>	Valid until:	9 October 2029
		Certificate number:	8361-6820-5559-0741-7902

Property type	Mid-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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard>).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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.