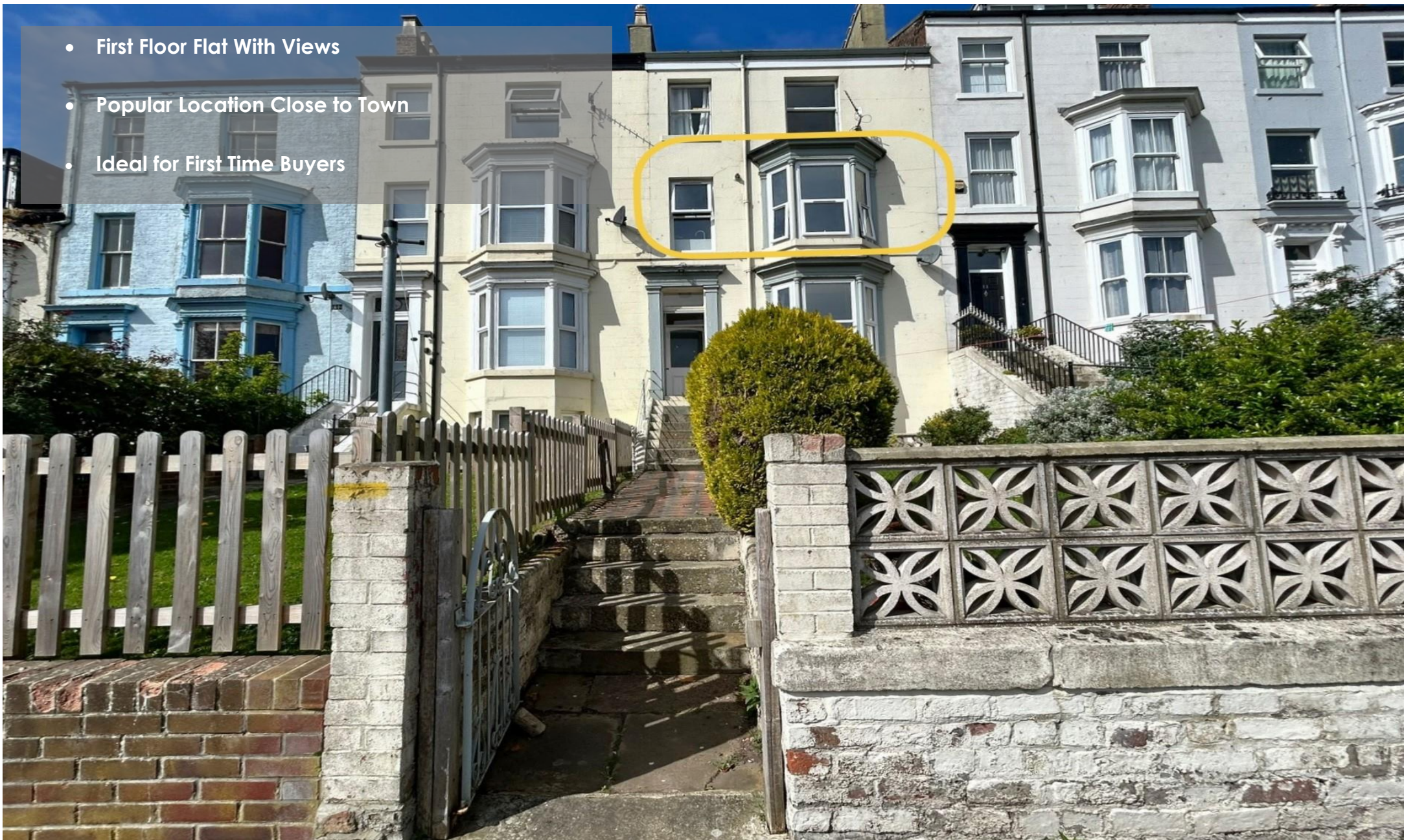


- First Floor Flat With Views
- Popular Location Close to Town
- Ideal for First Time Buyers



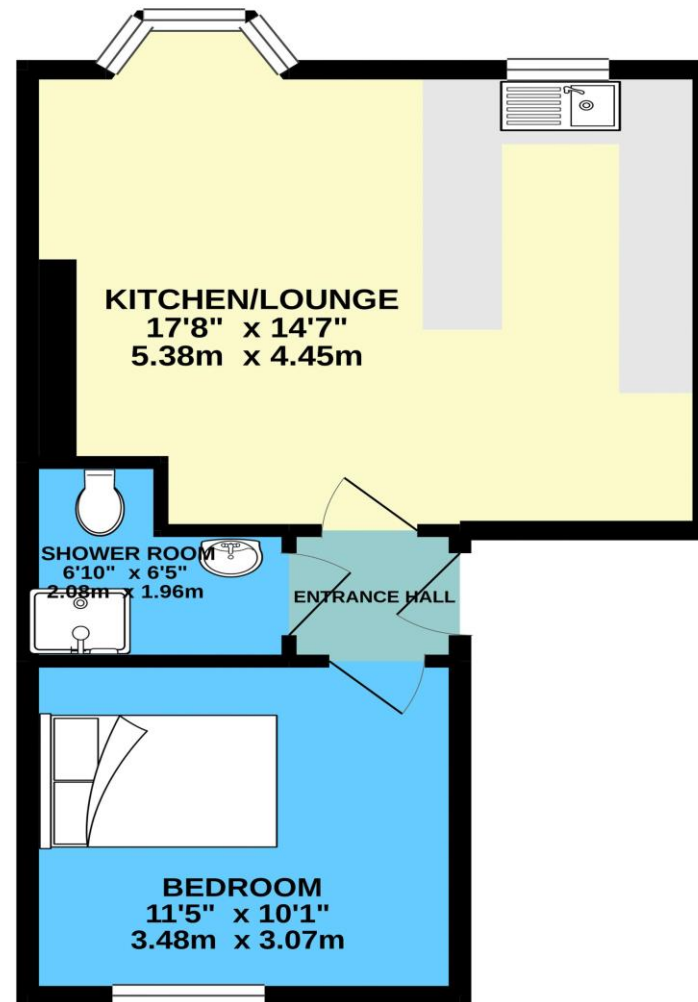
Flat B, 12, Park Terrace, Whitby, North Yorkshire, YO21 1PN

Guide Price £110,000



A light and bright one bedroom first floor apartment with views overlooking the town. The apartment occupies the first floor of a Victorian townhouse in a block of 3. A short distance from the town centre this property is in a popular location not far from all the local amenities that Whitby has to offer. The accommodation comprises of an open plan main living area with a large bay window. The kitchen is fully fitted & tiled with built in oven, hob, extractor, fridge, gas combi boiler and space for a washing machine. . The flat has a double bedroom overlooking the rear of the property which has a built in cupboard. There is a shower room with a handbasin W.C. and shower unit. The property is unrestricted so it can be used for holiday lets, a permanent home, a tenanted property or a bolt hole for anyone visiting the town. Pets are permitted also. This is in our opinion the perfect lock up and leave.

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 407 sq.ft. (37.8 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 Share of Freehold basis.

SERVICES:

All mains services are connected to the property.

REF: 7876

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

English | [Cymraeg](#)

Energy performance certificate (EPC)

FLAT B 12 PARK TERRACE WHITBY YO21 1PN	Energy rating C	Valid until:	29 October 2030
		Certificate number:	9206-1205-0600-0951-0600

Property type: Mid-floor flat

Total floor area: 42 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	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.

For all our properties visit www.astin.co.uk

Tel: 01947 821122 Option 1

Email: property@astin.co.uk