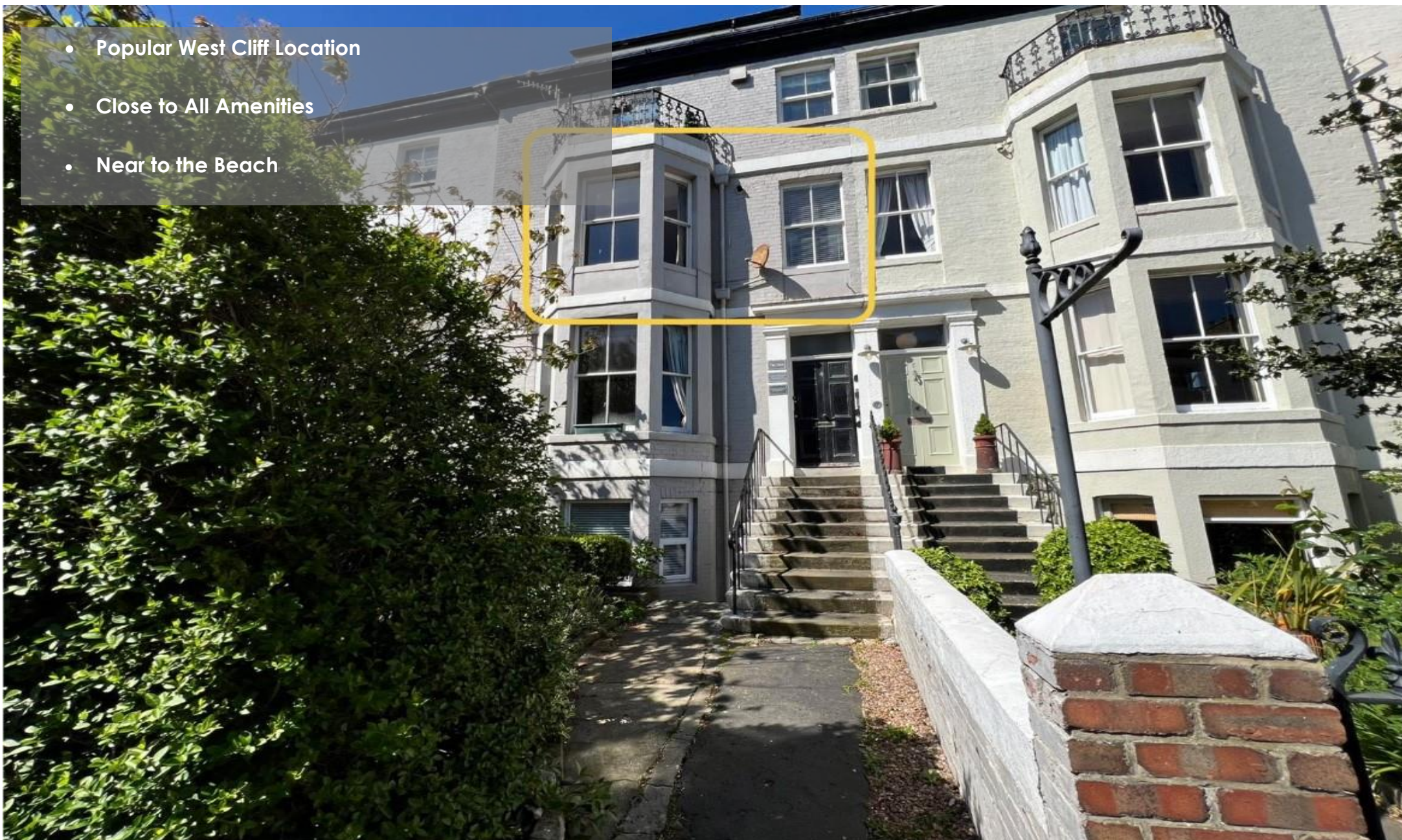


- Popular West Cliff Location
- Close to All Amenities
- Near to the Beach



Flat 3, 4, Havelock Place, Whitby, YO21 3ER

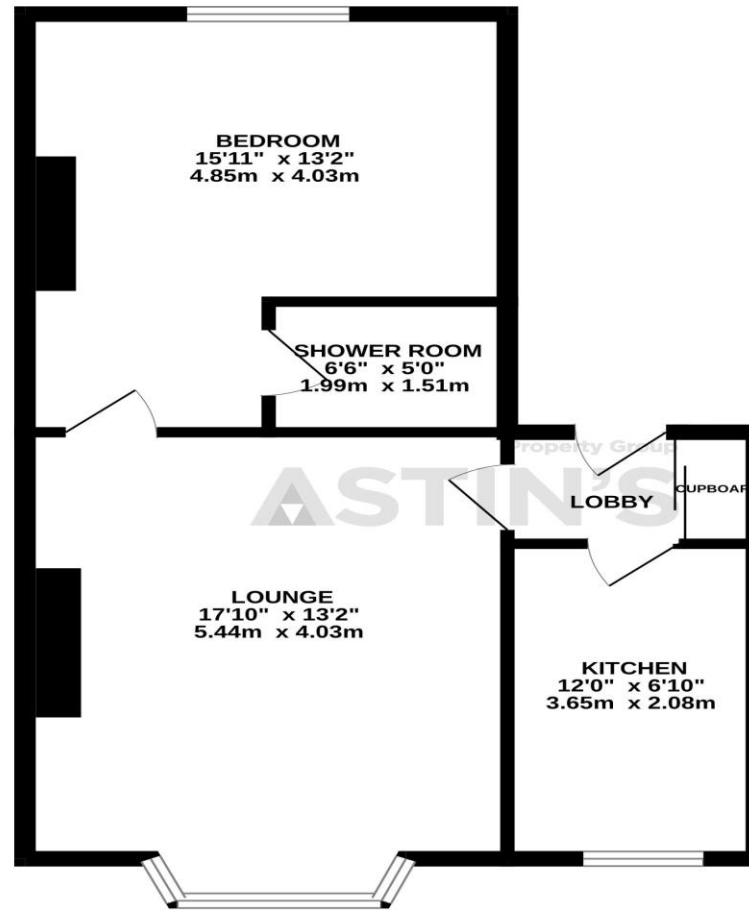
Guide Price £165,000

Property Group
ASTIN'S



Time Out is a light and bright spacious and stylish first floor flat on Havelock Place which is very close to the seafront , beach and also the town centre. This flat is ideal for a either a holiday let, bolt hole or a permanent residence as the rooms are generously sized with the lovely addition of a sea view glimpse. The flat is entered via a lobby area where there are storage cupboards and from there doors lead into the kitchen and the large lounge. The kitchen at the front of the flat is modern with an electric oven, hob and extractor, space for a dishwasher and fridge. There is a range of wall and base units and the walls are tiled. The flooring is a vinyl chequerboard style. The lounge has a a large bay window to the front which lets in plenty of light. There are wall lights, a feature fireplace, deep skirting boards, picture rails and feature coving making for a stylish living room with a high ceiling. Leading from the lounge is the large double bedroom to the rear of the flat this again has wall lights, high ceilings, a good sized window and feature coving. The shower room is en-suite to the bedroom and has a shower cubicle, hand wash basin, W.C and glass bricks allowing shared light from the bedroom area. This property is ready to view so give us a call!

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 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



ap

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: 1970

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 4 Havelock Place Whitby YO21 3ER	Energy rating C	Valid until:	14 November 2031
		Certificate number:	9754-3903-0209-9509-1200

Property type	Mid-floor flat
Total floor area	56 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-\(meps-guidance\)\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-(meps-guidance)).

Energy rating and score

This property's energy rating is C. 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	69 C	80 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.

Astin's

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Whitby, North Yorkshire, YO21 3BB

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