

- Stunning four bedroom townhouse
- Allocated parking
- Ideal investment opportunity.



High Tide, 6 Spa Well Court, Whitby, North Yorkshire, YO21 1TJ

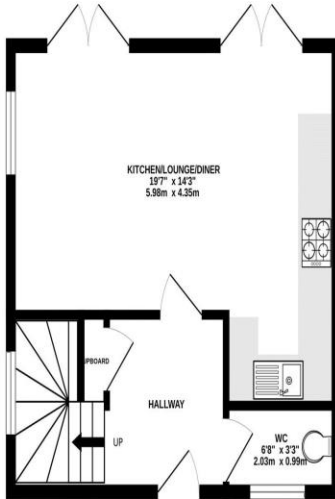
Guide Price £335,000

Property Group
ASTIN'S

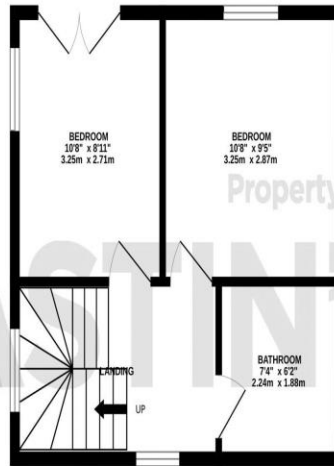


Astin's are pleased to present High Tide, a stunning, four bed townhouse located within the Spa Well Court development in Whitby. Boasting a central location, parking and generous outside space the property would make a fabulous holiday let, bolt hole or permanent residence. Built in 2019 and recently decorated, the quality is clear to see having oak doors throughout, Roundel kitchens with integrated Zanussi appliances and Porcelanosa bathrooms. The accommodation is well proportioned throughout with the ground floor comprising an entrance hallway, a w.c and a large kitchen/lounge/diner with two sets of double doors leading outside. The first floor offers two double bedrooms and a modern family bathroom, with shower over the bath, hand basin and w.c. The final floor again offers two double bedrooms and a further shower room. This exclusive development is only a stone's throw from the town centre being approximately only 200 meters away and having a private parking space is a huge bonus this close to the town centre. To arrange a viewing call Astin's today.

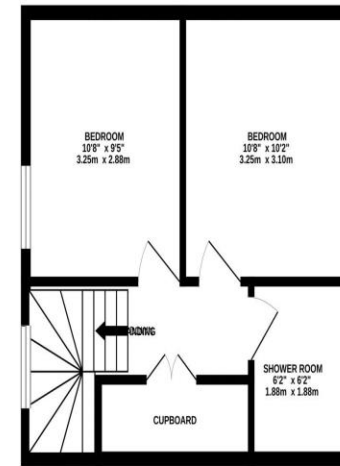
GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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



Energy performance certificate (EPC)

6, Spa Well Court WHITBY YO21 1TJ	Energy rating	Valid until:	19 July 2030
	B	Certificate number:	0377-3813-7135-2090-3425

Property type	End-terrace house
Total floor area	93 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 B. It has the potential to be A.

[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



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: 10019

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.

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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