



**18 Sutcliffe Court, Whitby, YO21 1YH**

Guide Price **£140,000**

**Hendersons.**  
Estate & Letting Agents

A well-presented two-bedroom, one-bathroom ground floor flat is situated in a popular residential area. This property is a retirement development for over 55's and is run by Accent Housing and has an annual payment which goes towards maintenance and gardening.

The property boasts a generously sized living room, filled with natural light from the stand out feature of the sliding doors that open directly onto a private suntrap garden with ample room for outside furniture and large shed.

The kitchen is finished in a stylish sage green and comes equipped with an integrated oven and induction hob, along with plentiful cupboard storage and sufficient worktop space for everyday convenience.

Both bedrooms are well-proportioned, complemented by a bright bathroom.

The flat is ideally located within easy reach of local shops, a primary school, and excellent transport links, making it a practical and appealing home in a convenient setting.

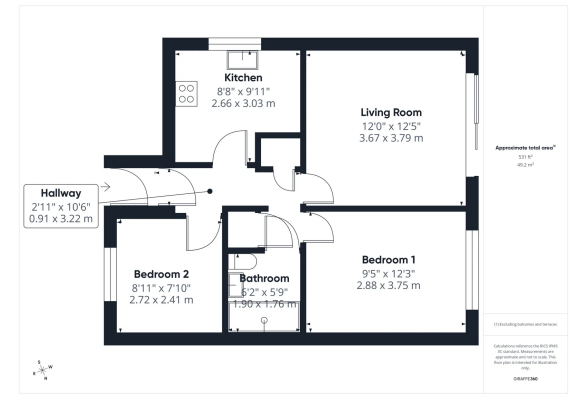
There is residents parking outside the property, although this is not allocated.

**Council Tax Band: A**

**Bedrooms : 2 | Bathrooms : 1**







### 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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Hendersons Estate Agents

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