



Argyle Road, Whitby, YO21 3HU
£125,000

Hendersonson.
Estate & Letting Agents

If stunning views are what you're after, this top-floor apartment should be high on your list, though it does require renovation. With a newly fitted roof, the property offers a fantastic opportunity to create your ideal living space.

The views from this apartment are truly breathtaking, sweeping over the West Cliff and out to sea—it's an outlook you can enjoy for miles.

Located in the Metropole, a well-known landmark on Whitby's West Cliff, this apartment sits in a highly desirable position facing the sea. The main shopping streets, West Cliff attractions, and harbour are all close by, and the beach is right on your doorstep.

This versatile property offers great potential for a variety of uses. Whether you're looking for a holiday let, a holiday bolt-hole, a permanent residence, or a long-term rental investment, this apartment has plenty of options to suit.

Pattinson Auction are working in Partnership with Hendersons agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

The property is being sold via a transparent online auction.

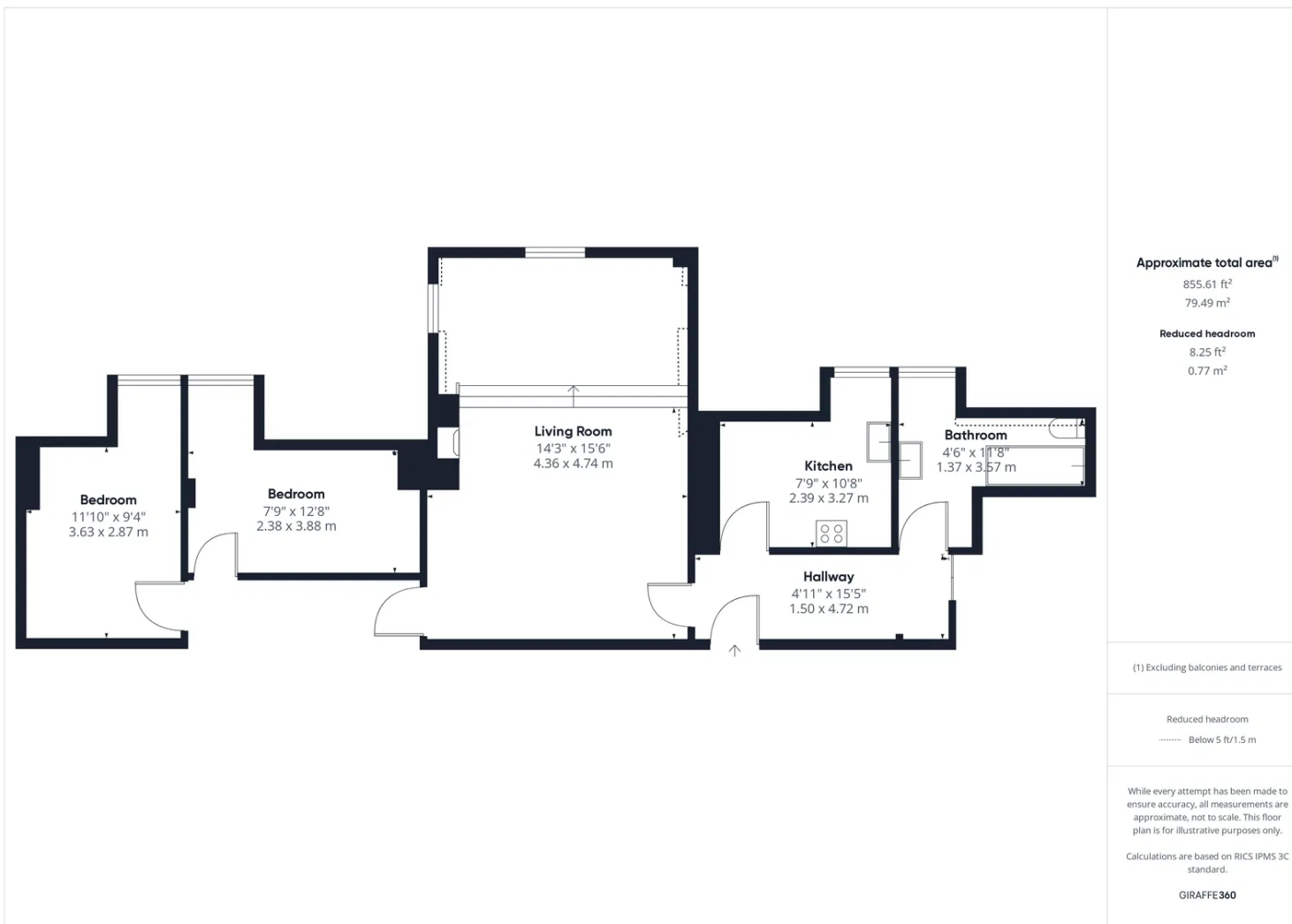
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers obligations and sellers commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

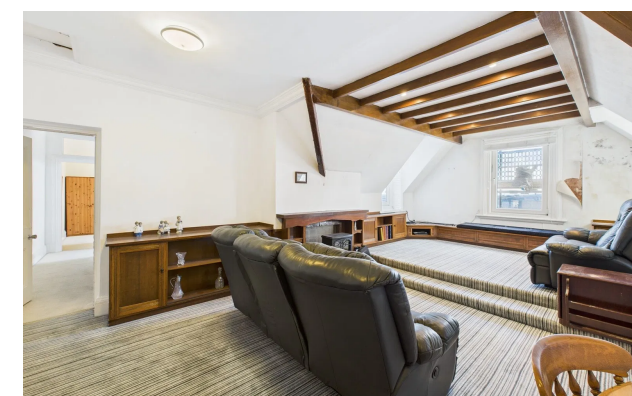
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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