



Flat 4, Harbour View, YO21
£189,950

Hendersons.
Estate & Letting Agents

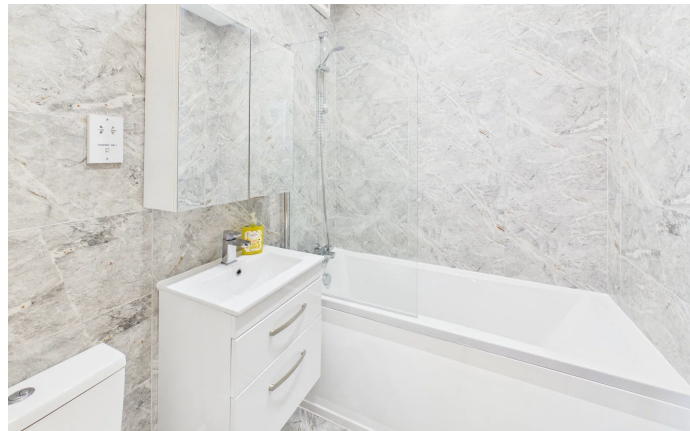
Discover this charming two-bedroom, two-bathroom apartment, perfectly positioned to offer beautiful harbour views from a central location. This property presents an exceptional turn-key investment opportunity, ideal for those seeking a ready-to-enjoy asset.

The apartment features two well-appointed bedrooms and two modern bathrooms, providing comfortable living spaces. With an open plan layout, there is ample space for relaxation and dining, all while enjoying the picturesque outlook. The sleek Gloss kitchen is well equipped with integrated appliances.

Boasting a prime central location, residents will benefit from easy access to local amenities, vibrant shops, and renowned eateries, making it an excellent choice for those wanting to immerse themselves in the heart of the town. The captivating harbour views add a unique appeal, promising a tranquil backdrop to everyday life.

This property is a fantastic opportunity for investors or anyone looking for a stylish home in a sought-after area.







Energy performance certificate (EPC)

<p>Energy rating: C</p> <p>Energy class: 3</p> <p>Energy class description: 115.0 - 130.0 kWh/m² per year</p>	<p>Issue date: 16 January 2024</p> <p>Valid until: 16 January 2029</p> <p>Current energy rating: 115.0 - 130.0 kWh/m² per year</p>
<p>Property type: Mid-floor flat</p> <p>Total floor area: 55 square metres</p>	

Rules on letting this property

Properties can be let if they have an energy rating from A to C.

You can't let a property for sale, rent or as a holiday home if it has an energy rating of D, E, F or G.

Energy rating and score

The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The higher the rating and score, the more your energy bills are likely to be.

For properties in England and Wales, the energy rating is G to A+ and the energy score is 1 to 100.

Energy rating	Energy score
A+	92-100
A	81-91
B	69-80
C	55-68
D	39-54
E	21-38
F	9-20
G	1-8

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