



01947 601301

FLAT 3, 13 PROSPECT HILL, WHITBY

2 BED FLAT



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PROPERTY FEATURES

- First Floor Flat with Private Parking
- Lounge/Kitchen with Fireplace & Bay Window
- 2 Bedrooms & 1 Bathroom with a 3-Piece Suite
- Gas Central Heating & Secondary Glazing
- Established Holiday Let that comes Fully Furnished
- Short Walk from Whitby's Harbour & Town Centre
- 999 Year Lease from 2019 with a Service Charge of £1,020 per year

Type: **FLAT**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **1**
Parking: **ALLOCATED PARKING**
Tenure: **LEASEHOLD**

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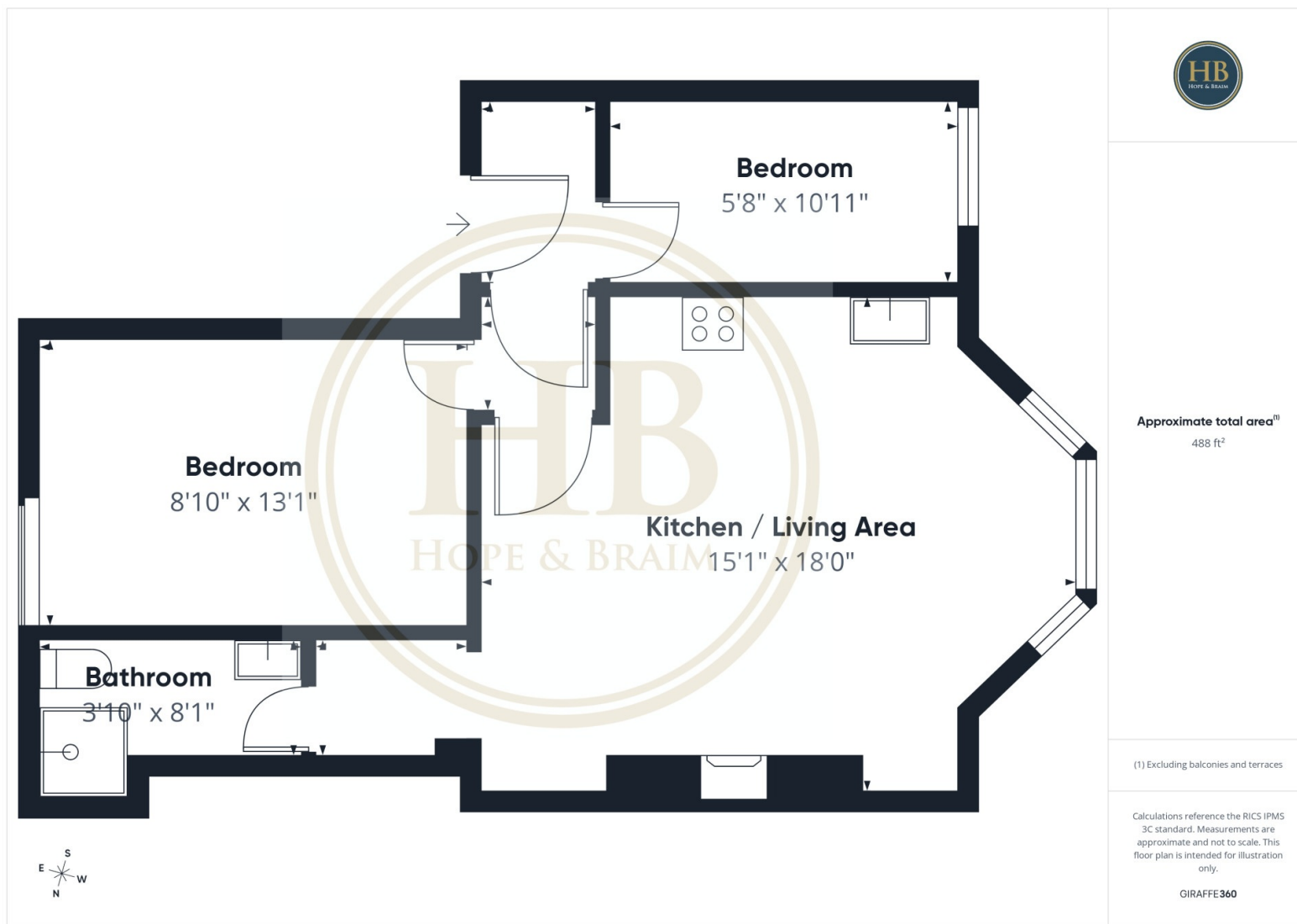
FLAT 3, 13 PROSPECT HILL, WHITBY- 2 bed Flat -£125,000



Hope & Braim are delighted to present this spacious first floor flat, set within a handsome Victorian building on Prospect Hill, just a short walk from Whitby's harbour and town centre. Flat 3 offers an opportunity for a holiday let investment, being an established and fully furnished holiday let ready for immediate letting. The property retains a wealth of period character, with high ceilings and original features throughout giving a real sense of the building's Victorian heritage. The heart of the home is a generous lounge/kitchen, where a marble fireplace forms a striking focal point and a bay window fills the room with natural light. This sociable open-plan space provides a comfortable and welcoming environment for guests to relax after a day exploring the town and coastline. Two bedrooms provide comfortable sleeping accommodation, served by a bathroom fitted with a three-piece suite. Practical benefits include gas central heating and secondary glazing, ensuring the flat remains warm and efficient throughout the year. Outside, the flat benefits from private parking, a valuable and sought-after asset for a property in this popular part of Whitby, adding further appeal for holidaymakers arriving by car. With its period charm, established holiday letting history, and enviable position close to the harbour and town centre, Flat 3, 13 Prospect Hill represents a turnkey investment opportunity in one of the North Yorkshire coast's most popular destinations.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Less energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

