



**38 Runswick Avenue, Whitby**

**Guide Price £115,000**

**Hendersons.**  
Estate & Letting Agents



Hendersons are delighted to present this well-proportioned, first floor two-bedroom apartment, offering a fantastic opportunity for both investors and first-time buyers alike.

Having been successfully let for a number of years, the property is well established as a reliable rental investment, with an anticipated income of approximately £700 per calendar month, providing an attractive return.

The accommodation is neatly arranged and well maintained, having just been painted throughout. Briefly comprising a spacious and light-filled lounge, a fitted kitchen with ample storage and worktop space, two bedrooms, and a modern shower room. The layout is both practical and comfortable, with well-proportioned rooms throughout and a pleasant outlook from the windows allowing for plenty of natural light.

Externally, the property forms part of a well-kept residential development with communal areas and parking available nearby, creating a convenient and low-maintenance lifestyle.



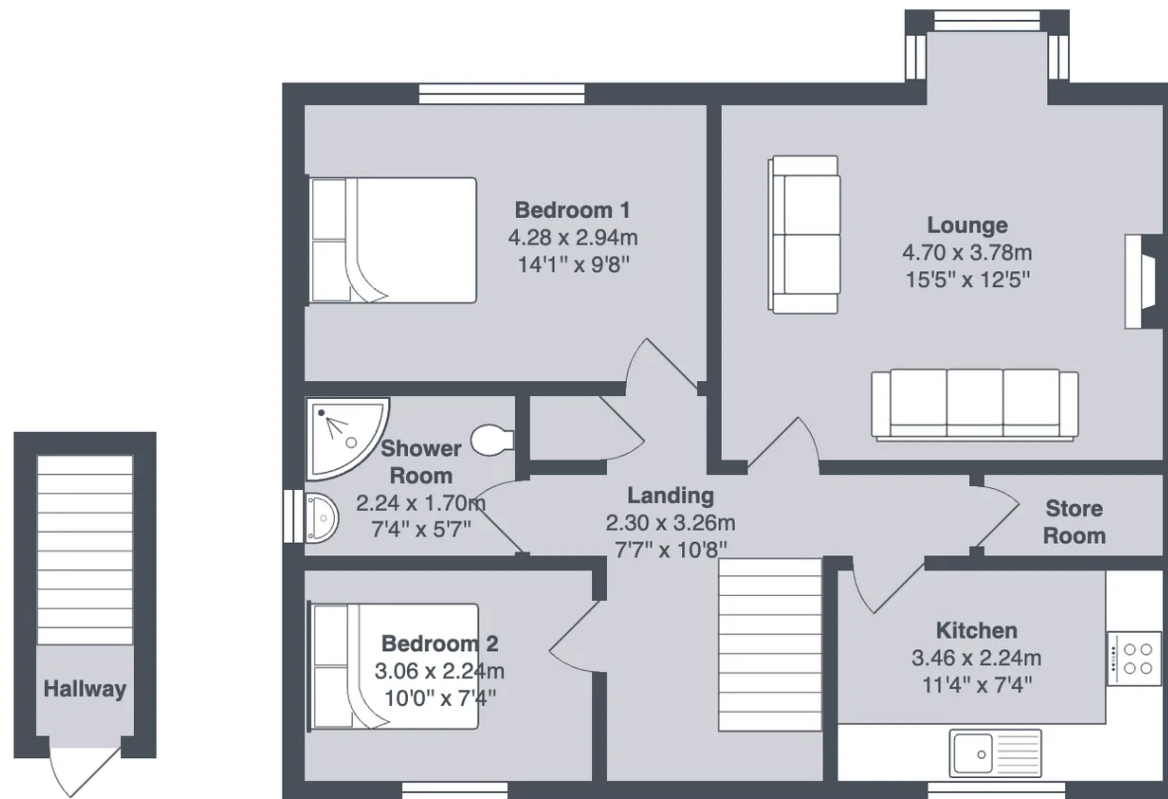
It should be noted that the property cannot be used as a commercial holiday let, making it ideally suited to the long-term rental market or as a permanent residence.

A solid, ready-made investment or an ideal first step onto the property ladder, this is a straightforward purchase with plenty of appeal.

**Council Tax Band: A**

**Tenure: Leasehold**

**Bedrooms: | Bathrooms: | Receptions:**  
2 | 1 | 1



All measurements are approximate and for display purposes only  
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## Hendersons Estate Agents

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