



01947 601301



12 WATERLOO PLACE, WHITBY

2 BED APARTMENT



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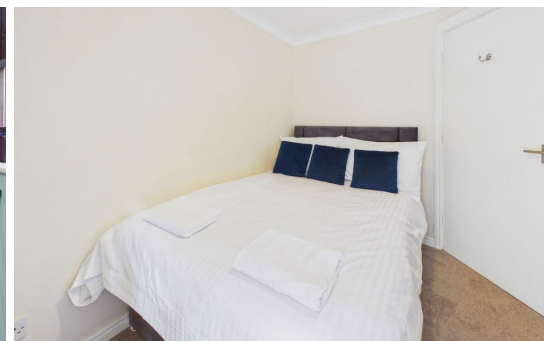
PROPERTY FEATURES

- Ground Floor Apartment with Private Entrance
- Historic Yard off Whitby's Flowergate
- Open Plan Living with Fully-Equipped Kitchen
- 2 Bedrooms, 1 Double Bedroom & 1 Twin Room
- 1 Bathroom with Modern Shower Suite
- Electric Heating & Double-Glazing Throughout
- French Doors to an Outdoor Rear Yard
- Currently a Holiday Let "Lion Rock Cottage" and is being sold Fully Furnished
- 999 Year Lease with a Share of the Freehold

Type: **APARTMENT**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **1**
Outside Space: **YARD**
Tenure: **LEASEHOLD**

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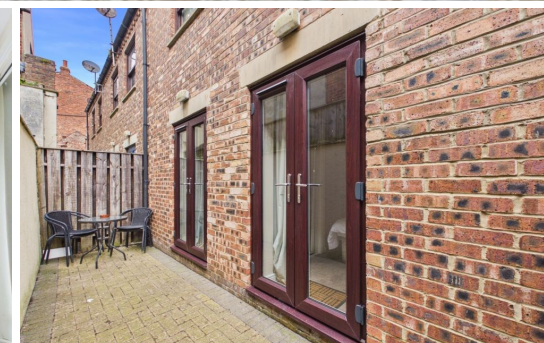
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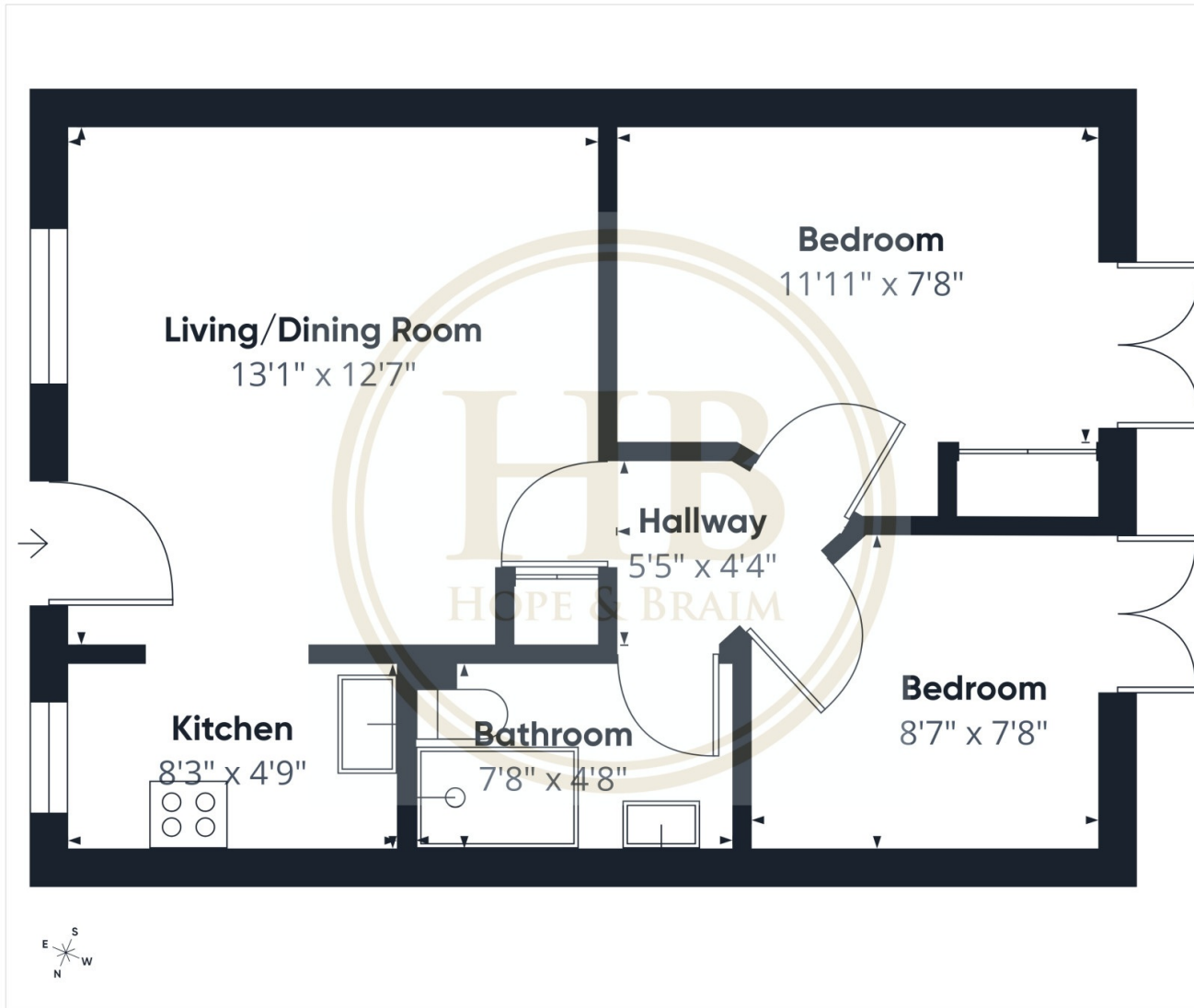
12 WATERLOO PLACE, WHITBY- 2 bed Apartment -£139,950



12 Waterloo Place - Charming Ground Floor Apartment in Historic Whitby Setting An exceptional opportunity to acquire this conveniently located ground floor apartment situated within a historic yard accessed off Whitby's bustling Flowergate. This thoughtfully presented property offers immediate income potential as an established holiday let, sold fully furnished and ready for seamless continuation. The accommodation benefits from its own private entrance, leading to an inviting open-plan living space incorporating a fully-equipped kitchen. Modern conveniences include electric heating and double-glazing throughout, ensuring year-round comfort for guests or permanent occupants. Two bedrooms provide flexible sleeping arrangements, comprising one comfortable double bedroom and a practical twin room ideally suited to families or groups. The contemporary bathroom features a modern shower suite with quality fittings. French doors from both bedrooms open onto an outdoor rear yard, creating a private outdoor space within this historic town centre setting. The property's Flowergate location positions occupants within the very heart of Whitby's vibrant town centre, moments from the harbour, independent shops, restaurants, and all amenities this popular coastal destination offers. The historic yard setting provides character and tranquillity whilst maintaining exceptional accessibility to Whitby's principal attractions. Currently operating as a holiday let, this apartment represents an outstanding investment opportunity in Whitby's thriving visitor economy. The turnkey nature of the sale, combined with the premium town centre location and characterful setting, creates genuine appeal for investors and those seeking a coastal retreat alike.



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Approximate total area⁽¹⁾
434 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
Best energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Low 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.

