



## **HIGH TIDE, 6 SPA WELL COURT, WHITBY, YO21 1TJ**

**Guide Price £280,000**

Ann Cordey Estate Agents are delighted to present High Tide — a beautifully designed four-bedroom townhouse, perfectly positioned within the sought-after Spa Well Court development in Whitby.

With its enviable central location, private parking, and generous outdoor space, this property is ideal as a holiday let, a weekend retreat, or a permanent home by the coast.

Completed in 2019 and recently redecorated, High Tide showcases quality throughout, featuring oak internal doors, a stylish Roundel kitchen with integrated Zanussi appliances, and elegant Porcelanosa bathrooms.

The accommodation is spacious and thoughtfully arranged over three floors:

Ground Floor: welcoming entrance hall, cloakroom/w.c., and a large open-plan kitchen/living/dining room with two sets of double doors opening onto the outside space.

First Floor: two double bedrooms and a contemporary family bathroom fitted with shower-over-bath, wash basin, and w.c.

Second Floor: two further double bedrooms and an additional modern shower room.



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

#### GROUND FLOOR

##### LIVING/DINING

10'9" x 9'8" (3.3m x 2.95m)

##### KITCHEN

10'4" x 6'4" (3.15m x 1.95m)

##### WC

3'5" x 6'2" (1.05m x 1.9m)

#### FIRST FLOOR

##### BEDROOM 1

10'10" x 9'0" (3.32m x 2.75m)

##### BEDROOM 2

9'6" x 10'0" (2.9m x 3.05m)

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Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

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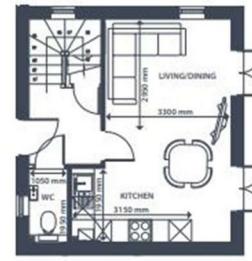
property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

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#### GROUND FLOOR



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LIVING/DINING	3300 x 2950mm
KITCHEN	3150 x 1950mm
WC	1050 x 1900mm

#### FIRST FLOOR



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BEDROOM 1	3322 x 2755mm
BEDROOM 2	2935 x 3055mm
BATHROOM	2300 x 1925mm

#### SECOND FLOOR



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BEDROOM 3	3283 x 2800mm
BEDROOM 4	3275 x 3014mm
BATHROOM	1880 x 2300mm

#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

