

- Stunning period Property
- 3 double bedrooms and luxury accommodation over 4 floors
- Ideal location close to the town centre

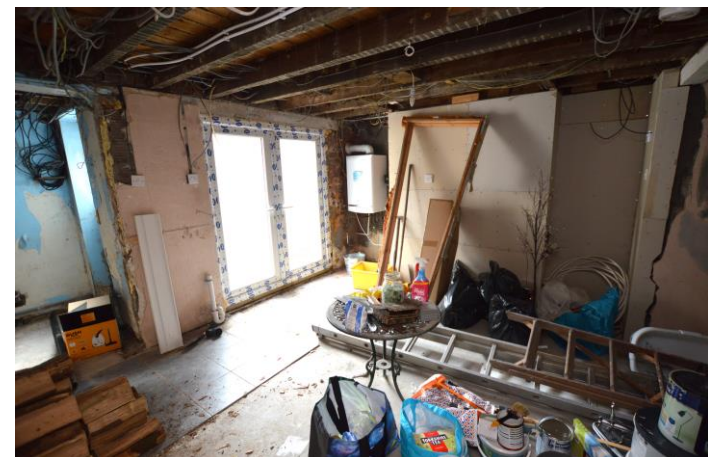


19 Gray Street, Whitby, North Yorkshire, YO21 1EP

Guide Price £230,000

Property Group

**ASTIN'S**

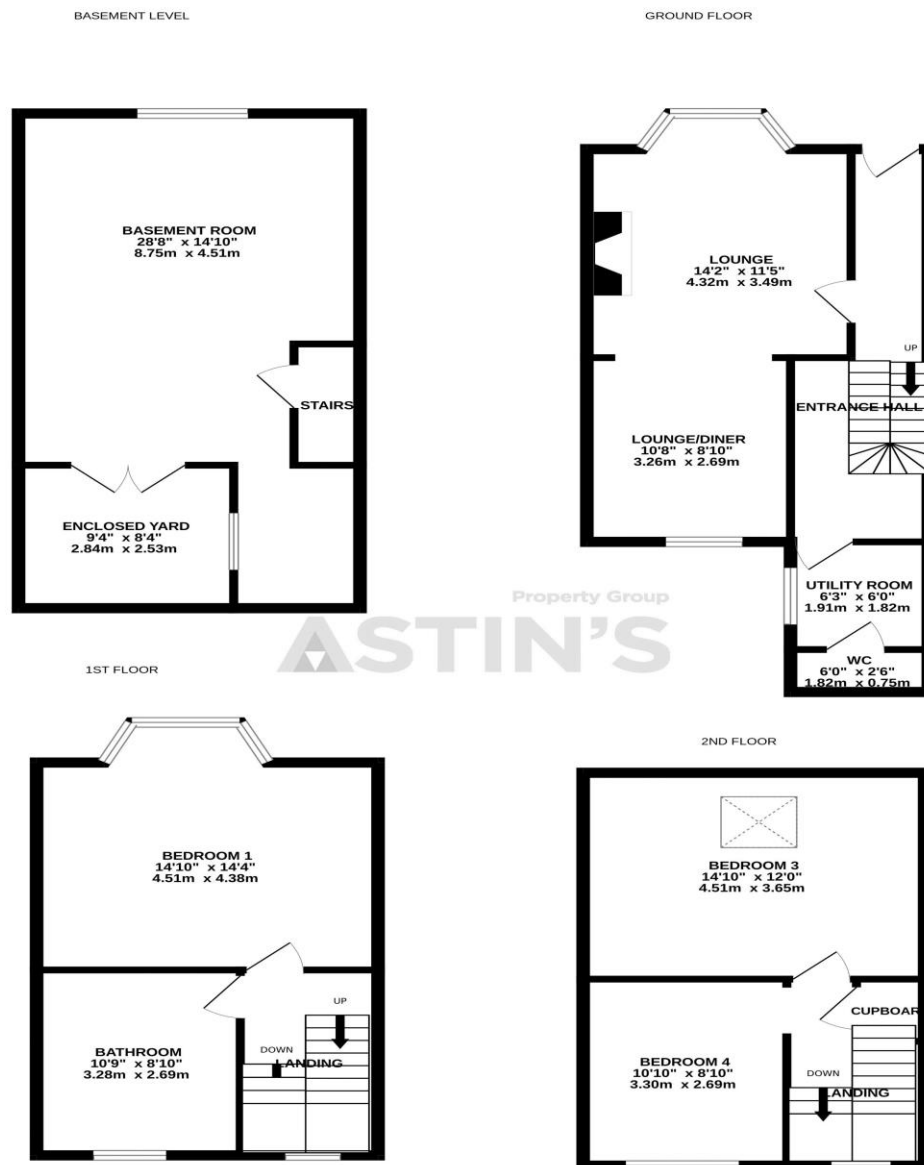


Astins are pleased to bring to the market "Elysium" a stunning and luxurious Victorian townhouse which is ideally located close to the town centre. Literally a stone's throw away from everything this property has it all! Currently a highly successful commercial holiday let this property is sold with ongoing bookings if desired.

The property has undergone a wealth of refurbishment within this current vendor's ownership and now offers a turnkey property. The accommodation is set over four floors; the basement is currently used as storage but would make a fantastic family space or additional bedroom. This room has independent access to the enclosed rear yard and has the flexibility for a variety of uses.

The ground floor offers a spacious lounge and open plan kitchen/diner with modern wall and base units and integral appliances. There is also a handy utility and useful cloakroom. The first floor boasts an incredibly large master bedroom with large bay window and family bathroom with free standing bath and double standalone shower. There are also Abbey views from this floor. The second floor offers two further double rooms and additional storage. There are nods to the era still present throughout with high skirtings', bay windows and original cabinetry.

This property has been decorated to a superior standard and offers a stunning home whether it be to be a continued holiday let, family home or bolt hole property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Always a warm welcome 7 days a week



**TENURE:**

We have not had sight of the Title Deeds but believe the property to be held on a freehold basis.

**SERVICES:**

All mains services are connected to the property.

**REF: 7449**

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:  
 (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

**Energy performance certificate (EPC)**

19 Gray Street WHITBY YO21 1EP	Energy rating <b>D</b>	Valid until: 25 January 2032
		Certificate number: 3412-8029-9000-0456-5226

Property type	Mid-terrace house
Total floor area	145 square metres

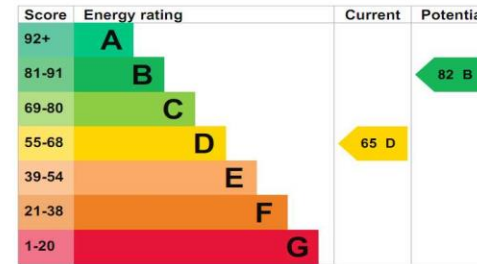
**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-licensing) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-licensing>).

**Energy rating and score**

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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

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

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

**Breakdown of property's energy performance**

<https://find-energy-certificate.service.gov.uk/energy-certificate/3412-8029-9000-0456-5226>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

**Astin's**

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