

- Town centre location
- 3 bedrooms & accommodation over three floors
- Elevated views to the Abbey from the top floor



10 Cliff Street, Whitby, North Yorkshire, YO21 3DD

Guide Price £259,950

Property Group

**ASTIN'S**





This substantial three bed home sits in a glorious position on the ever popular Cliff Street. This delightful home has being in the same family for numerous years and someone now has the opportunity to put their own stamp on the property. Location is everything and this location is hard to beat, you are literally minutes away from the town centre, the pier, the beach and all the other amenities that Whitby has to offer.

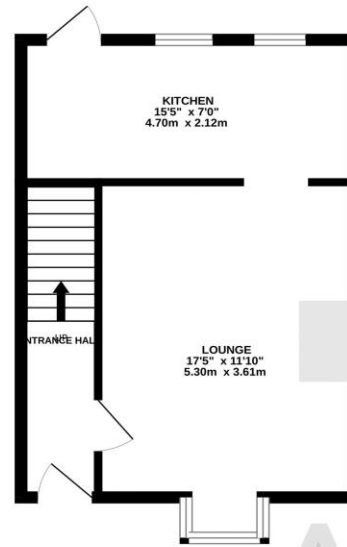
The accommodation is well laid out and sits over three floors; the ground floor offers a good size lounge with kitchen off, the kitchen has rear door access into a tiered private and enclosed yard, perfect for sitting out in and enjoying a glass of fizz or a morning cuppa. The first floor offers a large double bedroom and family bathroom; there is another access door from this level to the private rear yard. The bathroom is very generous to this floor and possible with a bit of imagination this floor could be reconfigured to house two bedrooms with a Jack and Jill bathroom if desired. To the top floor there is a large double bedroom to the front with elevated views to St Marys church and the Abbey headland, there is also another small double to the rear with new UPVC window.

The property has undergone some renovation, the building now benefits from all new wall insulation and the external walls internally have been re - plastered.

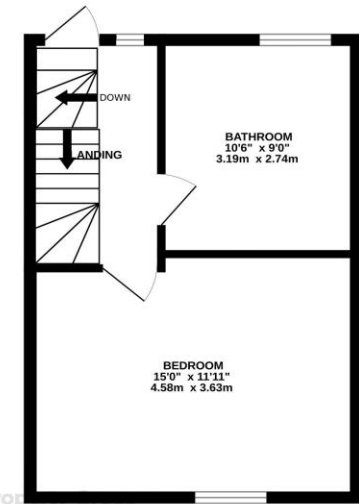
The building does have electric heating however; gas is laid to the property if gas central heating is desired.

This property would make a superb, spacious holiday let, bolt hole property or permanent residence, viewing is highly recommended to appreciate this wonderful home.

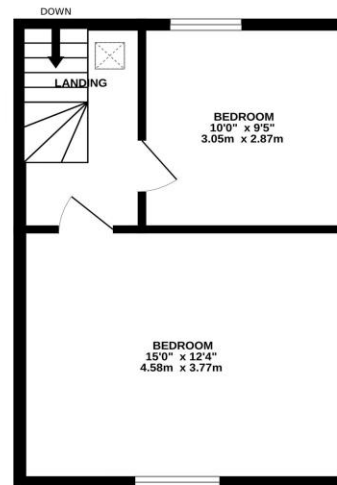
GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



2ND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



Prop  
**ASTIN'S**

TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.

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: 9917

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Astin's

47 Flowergate

Whitby, North Yorkshire, YO21 3BB

# Energy performance certificate (EPC)

10 Cliff Street WHITBY YO21 3DD	Energy rating <b>E</b>	Valid until: 3 March 2032
		Certificate number: 8400-1097-0822-1127-3223

**Property type**  
Mid-terrace house

**Total floor area**  
98 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### Energy rating and score

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

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

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.

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Tel: 01947 821122 Option 1

Email: [property@astin.co.uk](mailto:property@astin.co.uk)