

- Period property currently converted into 3 apartments
- Fabulous location
- Stunning Abbey and sea views



14 Silver Street, Whitby, North Yorkshire, YO21 3BX

Offers Over £260,000

Property Group

**ASTIN'S**

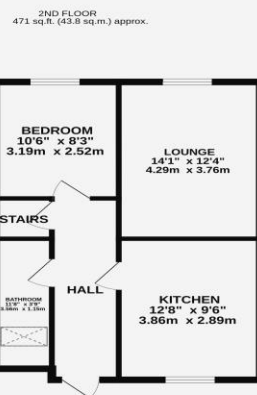
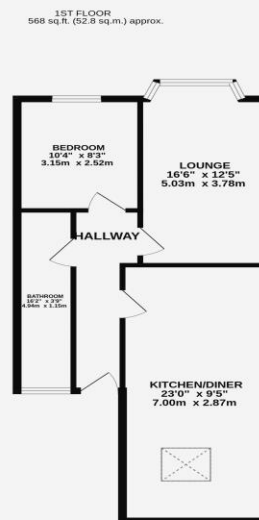
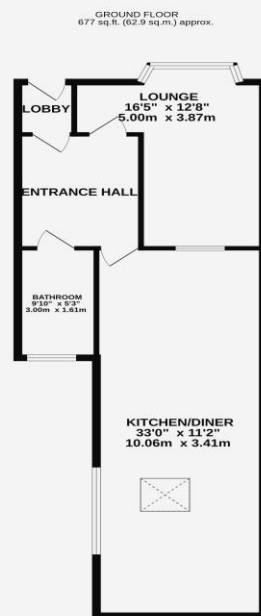


14 Silver Street is a prime example of a beautiful turn of the century period property that offers an array of flexible living.

The property is bursting with period features one would expect from a property of this age including, high ceilings and skirting's, picture rails, ceiling roses and large bay windows. The property currently has been split into three apartments, one of which is a duplex, each with their own utility supplies and energy certificates.

All three apartments offer one bed accommodation, lounge, bathrooms and large kitchen /diners. All three apartments are also prime for a little "rejjigging!" there is so much scope with this building the possibilities are endless, you could change the accommodation back to one dwelling or increase the number of beds per flat with more open plan living, there really is masses of potential for any discerning purchaser. The top three floors are accessed via separate access to the side of the property and the ground floor from the front elevation. The top three floors have stunning Abbey views and from the top floor there are also open sea views.

The location of this property is prime, literally in the centre of everything but tucked neatly away that you will enjoy peace and quiet, whether looking for an investment property, project or just wanting a piece of this historic little town 14 Silver Street is for you! Offered with no upward chain.



TOTAL FLOOR AREA : 2066 sq.ft. (192.0 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: 9938**

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.

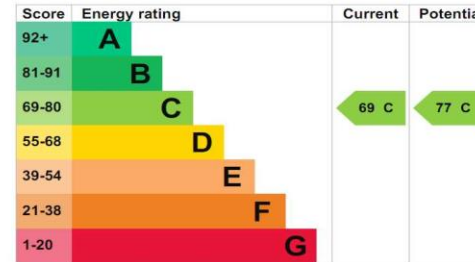
**Energy performance certificate (EPC)**

14a Silver Street WHITBY YO21 3BX	Energy rating <b>C</b>	Valid until: 11 May 2033 Certificate number: 0300-2692-1250-2697-8631
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Property type	Mid-floor flat
Total floor area	56 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-exemptions) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-exemptions>).

**Energy rating and score**  
 This property's current energy rating is C. It has the potential to be C.  
[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**  
**Features in this property**  
 Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.  
 Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2692-1250-2697-8631>

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**

**47 Flowergate**

**Whitby, North Yorkshire, YO21 3BB**

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