



Smith & Friends Estate Agents are delighted to offer via auction this superb apartment on the top floor of a converted Victorian Hotel. Situated on Whitby's Westcliff the apartment is served by a lift and boasts wonderful views across the town and moors. Refurbished to an excellent standard throughout with kitchen including appliances, the property comprises of entrance hallway, lounge into dining area, kitchen, 2 bedrooms, free standing bath and separate wc and shower room/wc. The apartment is currently a successful holiday let which is let under the name of "Elysium Suite" and can be offered fully furnished and with holiday letting management, making for an easy and attractive buy-to-let investment. Any future bookings can be honoured and passed over to

**Argyle Road, Whitby, YO21 3HU**  
**2 Bed - Apartment**  
**Starting Bid £140,000**  
**EPC Rating: D**  
**Council Tax Band: Exempt**  
**Tenure: Flying Freehold**



**SMITH &  
 FRIENDS**  
 ESTATE AGENTS



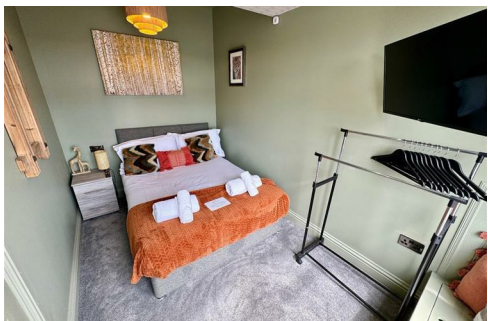
Argyle Road, Whitby, YO21 3HU

the new owners.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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		

26 Stokesley Road, Marton, Middlesbrough,  
TS7 8DX  
01642 313666  
middlesbrough@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



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