



## 11A ROSE & CROWN YARD, WHITBY

*Whitby Town Centre*



**A SPACIOUS 3 BEDROOM FREEHOLD APARTMENT, SET OVER 3 FLOORS IN THIS GRADE II LISTED TOWN CENTRE BUILDING. WITH VIEWS OVER THE TOWN CENTRE THIS APARTMENT LIES OVER A SOON TO BE FINISHED MICRO PUB AND IS HANDY FOR ALL THE LOCAL AMENITIES, POTENTIALLY AN IDEAL HOLIDAY LET.**

*Accommodation: Communal Lobby & Stairs.*

*1<sup>st</sup> Floor: Entrance Hallway, Living Room with seating and dining areas, Kitchen.*

*2<sup>nd</sup> Floor: Landing, Double and Single Bedrooms, House Bathroom.*

*3<sup>rd</sup> Floor: Master Double Bedroom & En-Suite Shower Room.*

**Offers On: £189,950**

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## **PARTICULARS OF SALE**

Set above No.11 Flowergate, currently a micro-pub trading as Beer O'clock, 11a Rose & Crown Yard is a spacious apartment offering accommodation over 3 floors. The building is a grade II listed and dates from the 18<sup>th</sup> Century.

From the yard, a door opens onto a communal hallway and stairs rising up to a first floor landing where the entrance door opens into the apartment. Entrance level lies on the first floor and there is a wide hallway with a window to the side, a store cupboard under the stairs to next floor and doorways opening to the living room and kitchen.



The kitchen is fitted with white cabinets under laminate worktops with a window to the side, integrated oven / hob plus a stainless steel sink and position for a washing machine.



A wide archway from the kitchen opens into the open plan living room running across the whole of the front of the building which includes areas for sitting and dining and a second doorway opens back onto the entrance hallway.



A staircase rises to the second floor where there is a small study area on the landing and a built-in storage cupboard. Doors open from here to double and single bedrooms each with sash windows facing to the front.



Another door from the landing opens to the bathroom which houses the airing cupboard and has a white suite including a panel bath, basin and WC.



A further door opens onto a winding staircase rising up from the landing directly into the master bedroom lying on the third floor.



The master bedroom suite covers the entirety of the top floor and includes a large double bedroom with Velux rooflight style windows to both the front and rear. The view from the Velux to the front looks across the rooftops towards St Mary's church.

A door opens into an en-suite shower room with a white suite comprising a shower room, a wash basin and a WC. A rooflight faces to the front.



## ACCOMMODATION

### First Floor

Entrance Lobby / Hallway

Kitchen: 13'4 x 5'6

Living Room: 20'5 x 12'1 narrowing to 9'1

### Second Floor

Landing with airing cupboard and study area

Bed 2: 11'11 x 11'2

Bed 1: 9'2 x 8'10

Bathroom: 10'0 x 5'6

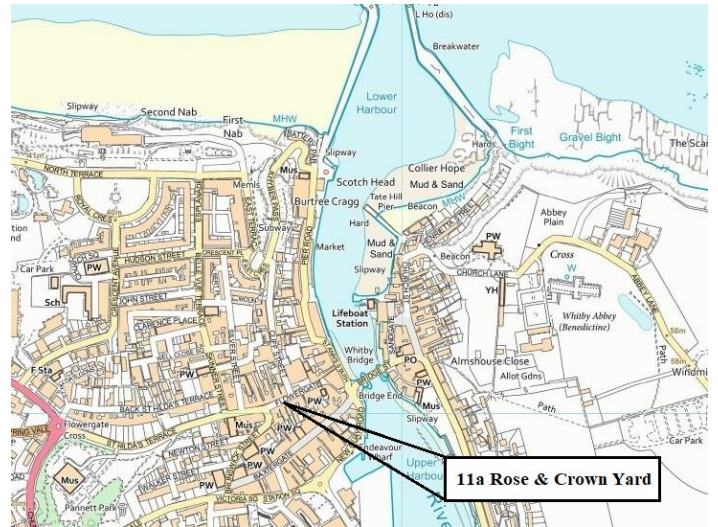
### Third Floor

Master Bedroom: 18'0 x 14'6

En-Suite Shower Room: 12'4 x 6'6 narrowing to 5'0

## GENERAL REMARKS AND STIPULATIONS

**Viewing:** Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.



**Directions:** From Richardson & Smith's offices, head up the road opposite, Brunswick Street, until you reach Flowergate. Turn right down the hill and Rose and Crown Yard lies on your right hand side down the side of Sherlock's Café, No.s 10 and 11 Flowergate. The entrance to 11 Rose & Crown Yard is the first opening on the right hand side and 11a lies on the first floor and above. See also location plan.

**Services:** The property is understood to be connected to mains water, gas, electricity and drainage. Heating and hot water are provided by a gas central heating boiler.

**Tenure:** The property is a freehold apartment. There is no restriction on using the property as a holiday letting.

**Council Tax:** The property is band 'A'.

**Planning:** The property is a grade II listed building.

**Planning Authority:** North Yorkshire Council. Tel (01723) 232323.

**Post Code:** YO21 3BE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	64   d	
39-54	E		
21-38	F		
1-20	G		

## IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.



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