

RICHARDSON & SMITH

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5 ABRAHAM'S QUAY, WHITBY

Whitby Town Centre approx. ¼ mile



A WELL PRESENTED 2 BEDROOM COTTAGE ON THIS POPULAR HARBOURSIDE DEVELOPMENT, SITUATED JUST A SHORT LEVEL WALK FROM THE TOWN CENTRE, OFF CHURCH STREET. WITH A GARAGE AND PARKING THIS COTTAGE MAKES AN IDEAL HOLIDAY COTTAGE OR SECOND HOME.

Accommodation:

Entrance Hallway, Kitchen, Sitting Room. 1st Floor: Landing, 2 Bedrooms, Shower Room
Externally: Patio area to rear, Communal Courtyard, Garage & Parking

OFFERS ON: £259,950

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PARTICULARS OF SALE

A well-presented, 2 bedroom cottage in this small harbourside development, which has been used solely by the family rather than as an investment. The property is double glazed, centrally heated and is nicely presented as well as unusually benefiting from a garage and parking space this close to the town centre. Ideally placed with the shops and restaurants just a level walk away, this could be the perfect first or second home.

Approached from the front, the traditional front door with inset glass panel opens into...



Entrance Hallway: 10'4 x 6'2 With a staircase to the first floor, ceiling cornice and dado rail. There is a small door to an understairs storage cupboard and an open doorway to the kitchen (the door has been removed and is being stored in the garage) plus a door through to the lounge.



Kitchen: 10'2 x 7'10 With a double window facing out to the front, the kitchen is fitted with a simple arrangement of cabinets in a white laminate finish with laminate worktops, a white sink, integrated eyeline oven and gas hob with filter cooker hood over and space for an automatic washing machine and an upright fridge freezer. The gas central heating boiler lies in this room. Tiled floor, part tiled walls, ceiling cornice and inset spotlights.

Sitting Room: 14'3 x 12'9 The sitting room has a window to the rear and ¾ glazed uPVC double doors opening out onto the patio at the rear. The focal point of the room is a gas fire with a quartz hearth and surround and a varnished hardwood mantel. Ceiling cornice and picture rail.



First Floor

The staircase rises from the hallway to the landing where there is a hatch with a drop-down ladder giving access to the loft and panelled doors opening to ...

Bedroom 1: 14'3 max (11'0 min) x 10'7 The main bedroom is L shaped and has 2 double glazed windows to the front aspect, ceiling cornice and fitted carpet.



Shower Room: 7'10 x 5'1 Fitted with a white suite comprising an oversized shower cubicle with a Triton thermostatic fitment, WC and wash basin. A window faces out to the rear, extractor fan, tiled floor.

Bedroom 2: 12'8 x 8'5 The smaller of the 2 bedrooms, this L-shaped double bedroom has a window facing into the development at the rear, overlooking the patio, and ceiling cornice.



Externally

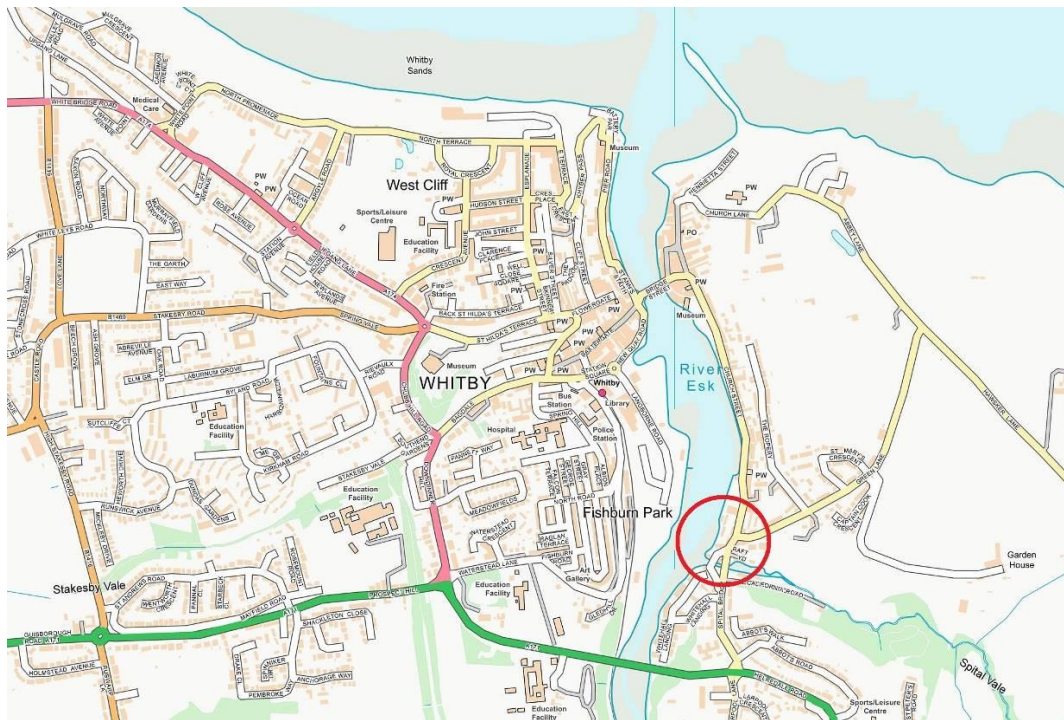
The property is built around a communal courtyard, but each property has a paved section with imitation flagstones providing somewhere to sit.

Here the patio faces west, ideal for evening sunshine with double doors opening from the living room.

In addition, this cottage also provides...

Garage: Situated on the opposite side of the yard from the cottage, with a residential apartment above, the single garage has an up and over door and a parking space in front of it.





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.

Directions: From our offices go to the east side of the town via the swing bridge. Follow Church Street around, heading south along the side of the harbour and Abraham's Quay can be found on the right hand side. No.5 can be identified by the Richardson and Smith 'For Sale' board. The front of the house faces onto Church Street, opposite the bottom of Green Lane, but there is also access from the rear, facing into the development.

Services: The property is connected to mains water, gas, electricity and drainage. The gas central heating boiler is situated in the kitchen.

Tenure: The property is owned freehold with vacant possession and there are no onerous covenants or restrictions applying to the property. The parking space in front of the garage is also freehold however, there is a leasehold title for the garage on a long lease, with the flat above being the freeholder. The houses in the scheme are part of a Management Company and pay a modest communal contribution towards the upkeep of the communal areas of the scheme, including the gardening, washing of the bins, insurance etc. The current charge is £125 due 1st January and 1st July each year.

Council Tax Banding: Assessed band 'C' with approx. £1,881 payable for 2022-23. Scarborough Borough Council - Tel: 01723 232323

Post Code: YO22 4EW

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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