



# RICHARDSON & SMITH

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## FLAT 3, 2 UPGANG LANE, WHITBY

*Town Centre approx. ½ mile*



**A SPACIOUS 2 BEDROOM, TOP FLOOR APARTMENT WITHIN THIS TRADITIONAL BUILDING SET CLOSE TO THE PARK, NEAR TO THE TOWN CENTRE. WITH PANORAMIC VIEWS OVER THE TOWN UP TOWARDS THE MOORS, AS WELL AS TO THE ABBEY AND SEA, AND HANDY FOR THE TOWN'S AMENITIES, THIS PERHAPS AN IDEAL POSITION. HOLIDAY LETTING IS NOT PERMITTED IN THE BUILDING BY THE LEASE.**

Accommodation:

Communal Porch, Hallway, Stairs and Landings.

Private Hallway, Living Room, Kitchen, Bathroom, 2 Large Double Bedrooms.

**Guide Price: £165,000**

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2 Uppgang Lane is an Art Nouveau semi-detached building dating from the last years of the 20<sup>th</sup> Century that was a private house, but was converted to flats in the early 1980s. It retains a number of original features including tiled floors, panelling and leaded glass in the communal areas.



There is scope to choose your uses for the rooms and the largest has been engaged as a generous master double bedroom by the most recent occupant. The room has a broad window facing to the front of the building looking over the town and up towards the moors. It has a tiled fireplace plus a built-in cupboard with twin doors built into the fireside recess.



Flat 3 lies on the second floor where a part glazed door and screen opens into a broad hallway with a corridor off. Doors open from here to all the rooms and a recessed airing cupboard houses the hot water cylinder.



The second bedroom is a generous double room with a broad dormer window facing to the rear, offering views over the rooftops of the town centre towards the abbey ruins and the sea. An interconnecting door to the neighbouring building can be used in the event of an emergency.



The lounge also has a broad window to the front offering views back towards the moors and has plenty of room for both sitting and dining.

From the main entrance hallway, a doorway opens through to a corridor with a door to the bathroom and a doorway opening directly into the kitchen.

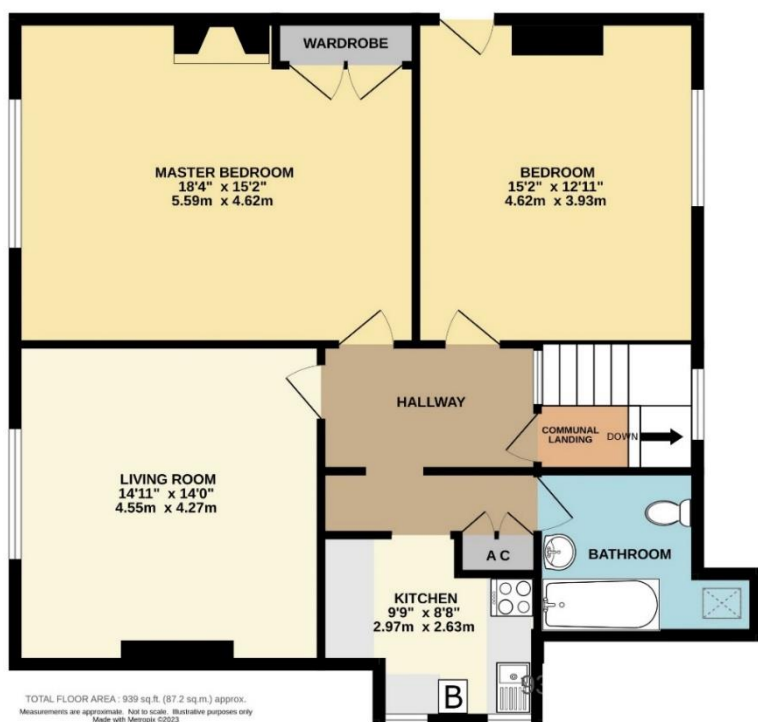
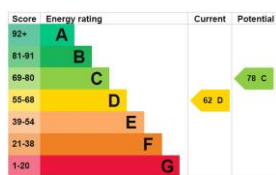


The kitchen has a simple range of units with laminate worktops and stainless steel sink unit. There are spaces for the usual appliances including a position for an automatic washing machine. There are 2 windows to the side and the floor standing central heating boiler is positioned adjacent to the units.

The bathroom has a simple white suite with a panel bath, a basin set in a vanity unit and a low flush WC. Velux rooflight to rear.

### Outside

The property has no outdoor space other than use of the paths through the garden for access and a place to stand the bins.



## 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 the town centre, head through Victoria Square (the bus station) and up Bagdale to the mini-roundabout. Turn right and follow the edge of the park up to the roundabout. Take the second left turn off the roundabout and 2 Uppang Lane is the first property on your right hand side. See also location plan.

The entrance porch to the flat lies on the side of the building and a leaded glass inner door opens to a communal tiled hallway with part panelled walls. The communal stairs rise to the second floor landing, where the door opens into the flat.

**Services:** It is understood that the property is connected to mains water, gas, drainage and electricity. The apartment has gas central heating running from a boiler in the kitchen.

**Council Tax Banding:** The property is assessed as band B for council tax. The amount payable for 2023-24 is approx. £1,694. North Yorkshire Council. Tel: 01723 232323.

**Tenure:** The property is held on the residual term of a 999 year lease granted in 1981. The shares equal liability for insurance and repairs with the other 2 flats in the building. The terms of the lease prohibit business use, including holiday letting.

**Post Code:** YO21 3EA

### 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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