



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

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• Estate Agents

## 2 FAIRFIELDS, EAST ROW, SANDSEND

*Lythe 1½ mile*

*Whitby 3 miles*

*(Distances are approximate)*



**A SPACIOUS, MODERNISED, 2 BEDROOM APARTMENT OCCUPYING THE WHOLE OF THE FIRST FLOOR OF THIS CONVERTED SEMI-DETACHED BUILDING, WITH FABULOUS VIEWS OUT TO SEA AND ALONG THE COAST TOWARDS WHITBY. ALTHOUGH HOLIDAY LETTING IS NOT PERMITTED, THIS SUPERB FLAT DOES HAVE A PRIVATE FRONT GARDEN AND OFF-STREET PARKING AT THE REAR.**

Accommodation:

Shared entrance lobby with private stairs to the first floor.  
Landing, Large Living Room, Kitchen, 2x Double Bedrooms, Bathroom. Attic.  
Private garden area. Parking space.

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## PARTICULARS OF SALE

Set on the edge of the village, off a lane running parallel to (but set back from) the main road, Fairfields was a semi-detached house that was built in the early 1900s, but split into 2 apartments in the early 1970s.

No.2 is the first-floor apartment and enjoys great, elevated views over the beach and out to sea. This flat has exclusive use the front garden of the property, as well as a parking space to the rear of the building, whilst No.1 lies on the ground floor and owns the rear garden.

The property has access through a side entrance porch where there are separate inner doors to each flat.

The half-glazed door to No.2 opens into a lobby with a private stair rising to a galleried first floor landing with doors to all of the rooms of the apartment.



The living room lies on the northeast corner of the property and has a bay window giving great views at the front, plus two side windows offering views along the coast towards Whitby and a further window facing south. The focal point of the room is period cast fireplace with tiled inserts, but the room is easily big enough for both seating and formal dining.

The kitchen was renewed when the property was refurbished in around 2011 and comprises a simple range of shaker style cream units under laminate worktops with a stainless steel sink, an integrated fan oven, ceramic electric hob and cooker hood. There are spaces left for undercounter refrigerator, an automatic washing machine and other appliances.



The master bedroom also lies on the front of the building, being a generous double room with a square bay window offering views back over the village towards Sandsend Ness. This room also has a period feature fireplace and ornate ceiling rose.



The second bedroom is also a double, lying on the east side of the building with a window offering views along the coast towards the town.



The bathroom lies to the rear with a south-facing window and is fitted with a modern white suite, upgraded during the 2011 refit, comprising a panel bath, a pedestal wash basin, low flush WC and a separate glazed and tiled corner shower cubicle with thermostatic fitment. The shower room also has a heated towel radiator and extractor fan.



A hatch over the landing has a drop-down aluminium ladder leading up to the loft room with panelled walls and a south-facing rooflight. This area houses the central heating boiler and a hatch give access to the remainder of the roof void.



### Outside

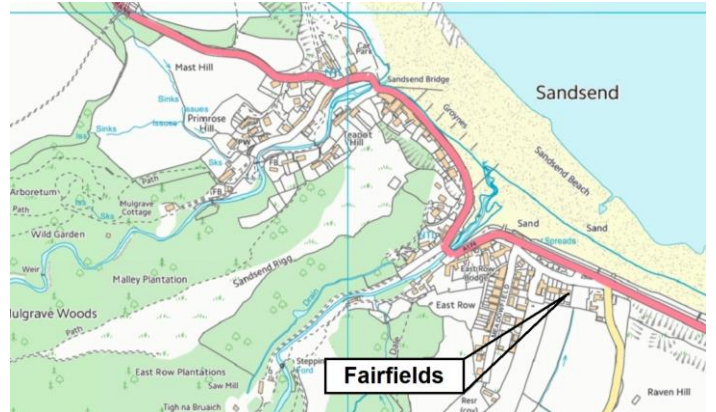
The property is set in a good-sized plot and is raised above the level of the Lane to offer more privacy. The garden at the front of the building is exclusively for the use of flat 2 and is laid mainly to lawn with shrub filled borders plus a small patio. Even the garden offers views down onto the beach.



To the rear of the building is a concrete parking pad, a section of which is owned by flat No.2 offering off-street parking for one vehicle. The grassed area beyond the parking pad is an access way owned by the local estate.

### 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:** Sandsend lies around 2½ miles west of Whitby on the A174 coast road. The property is one of the first you come to when approaching the village from Whitby, lying off a feeder road, running parallel to the main road. See also location and boundary plans.



**Services:** The property is connected to mains water, gas, electric and sewerage. Heating and hot water are provided from a gas combi boiler positioned in the attic.

**Council Tax:** The property is band 'C', meaning approx. £1,936 is payable for 2023/4. North Yorkshire Council. Tel: 01723 232323.

**Tenure:** Freehold with deed of covenant between the ground and first floor flats, clarifying liabilities, rights and obligations. The agreement limits the property to being a private dwelling barring holiday letting.

**Post Code:** YO21 3SU

### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



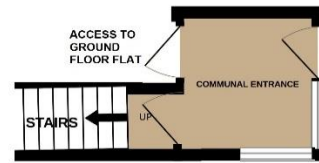
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TOTAL FLOOR AREA : 1008 sq.ft. (93.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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