

# RICHARDSON & SMITH

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## “THE OLD POST OFFICE” FLAT 2, 1-2 GRAY STREET, WHITBY

*Whitby Centre 0.5miles*



**A BEAUTIFULLY PRESENTED 3 BEDROOM MAISONETTE SITUATED A SHORT DISTANCE FROM THE TOWN CENTRE. CURRENTLY A SUCCESSFUL HOLIDAY LET THIS WOULD MAKE A GREAT INVESTMENT PROPERTY OR SECOND HOME.**

*Accommodation:-*

*Entrance Level: Communal Lobby.*

*1<sup>st</sup> Floor: Entrance Hall, 2<sup>nd</sup> Floor: Lounge, Kitchen,*

*3<sup>rd</sup> Floor: 2 Double Bedrooms, Bathroom*

*4<sup>th</sup> Floor: Attic Bedroom*

*On Street Parking.*

**Guide Price: £190,000**

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## **PARTICULARS OF SALE**

This apartment is a most delightful 3 bedroom maisonette situated in a popular area of the town, just half a mile from the town centre and harbourside. Beautifully presented by the Vendors, the property has recently been run as a successful holiday let and is sold with most of the contents included. The maisonette has the advantage of gas central heating, uPVC double glazing and even lovely views of the Abbey and to the sea from the upper floor.

In easy walking distance of all the amenities and just a short distance from harbourside, beach and old town, the property is ideally situated for everything the area has to offer.

So whether looking for a permanent dwelling, second home or potential investment/ holiday letting prospect, this is an opportunity that is worth serious consideration.

Accessed off North Road, to rear of Gray Street, a uPVC front door opens into a communal hall from which there is access to ....

**Entrance Lobby:** With staircase to second floor.

**Lounge:** Having a bay window, central fireplace housing an electric convector heater, radiator and cornicing to the ceiling



**Kitchen:** The room is fitted with a modern range of fitted cabinets with laminated working surfaces, inset 1½ sink unit and tiled splash-backs. Integral to the units is an electric oven with gas hob and stainless extractor hood over. There is space for fridge and the recently fitted gas central heating boiler is situated within the room.

The staircase rises from the landing to the second floor landing where there is a central heating radiator, and doored staircase to attic bedroom.



**Double Bedroom:** To the front, with radiator and shelved alcoves.

**Double Bedroom:** To the rear, with radiator, shelved alcove and recessed cupboard.



**Bathroom:** Having a modern white suite comprising panelled bath with electric shower over and screen, hand basin and w.c. There is half tiling to the walls, window to the rear and a radiator.

**Attic Bedroom:** Having Velux windows to front and rear which enjoy views over to the Abbey and across the town to the harbour mouth and the sea, and radiator.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

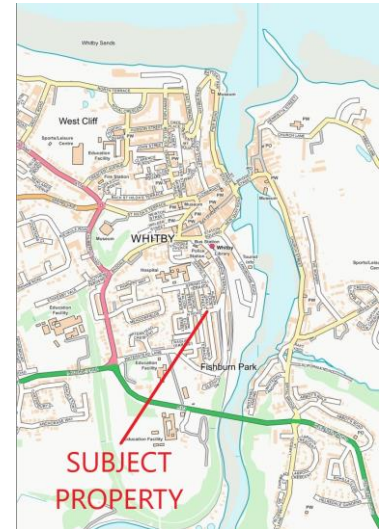
## GENERAL REMARKS AND STIPULATIONS

**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.

**Services:** The property is connected to all mains services. Heating and hot water is provided by the gas central heating boiler in the kitchen.

**Directions:** Walking from our offices, turn right into Station Square and then turn right again onto Windsor Terrace. Travel along the terrace, before bearing right where the road splits onto North Road. Gray Street is the second terrace on the right but access to the flat is in the back street between Albion Road and Gray Street, marked by a Richardson & Smith board.

**Local Taxation:** The property is currently taxed under business rates by Scarborough Borough Council (Tel 01723 232323) having a rateable value of £3,250 with £1871.25 payable for 2022/23



**Post Code:** YO21 1EP

### 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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