

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

6a BAGDALE WHITBY



**A BEAUTIFULLY PRESENTED ONE BEDROOM DUPLEX
APARTMENT CLOSE TO THE TOWN CENTRE. AVAILABLE
FULLY FURNISHED THIS COULD BE THE PERFECT
INVESTMENT OPPORTUNITY WHETHER LOOKING TO
HOLIDAY COTTAGE OR LONG TERM LET**

Accommodation:

Ground Floor: Entrance Lobby, Open Plan Lounge Kitchen,

1st Floor: Shower Room, Double Bedroom.

Outside : Communal Bin Area

Guide Price: £145,000

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Partners: Robert C Smith

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James EJ Smith MRICS FNAEA

PARTICULARS OF SALE

Only a short walk from the town centre with all its amenities and attractions 6a Bagdale is one of 4 similar properties converted in 2007 within these period townhouses. Fully refurbished by the Vendor the apartment is beautifully presented throughout and available fully furnished, this duplex apartment leads itself perfectly to holiday letting or as a holiday bolt-hole as it is ready to move into.

Approached from the street, steps leads down to the...

Ground Floor

Entrance Lobby: With part glazed door and steps up to the ...

Open Plan Lounge Kitchen

Lounge Area: With laminated wood floor, wall mounted electric fire, recessed cupboard and uPVC bay window to the front. Door to staircase to the first floor.



Kitchen Area: Having modern units high gloss units with laminated roll top working surfaces and matching wall cupboards over. There is an inset stainless steel sink unit, integrated oven with ceramic hob and stainless steel extractor over. There is space for a fridge and there are two uPVC double glazed window to the rear.

First Floor

Shower Room: Having a white suite comprising pedestal hand-basin, low level w.c and corner shower with electric unit. There is stylish chrome towel rail/radiator and uPVC window to the rear. The "Ideal" central heating boiler is situated in this room.



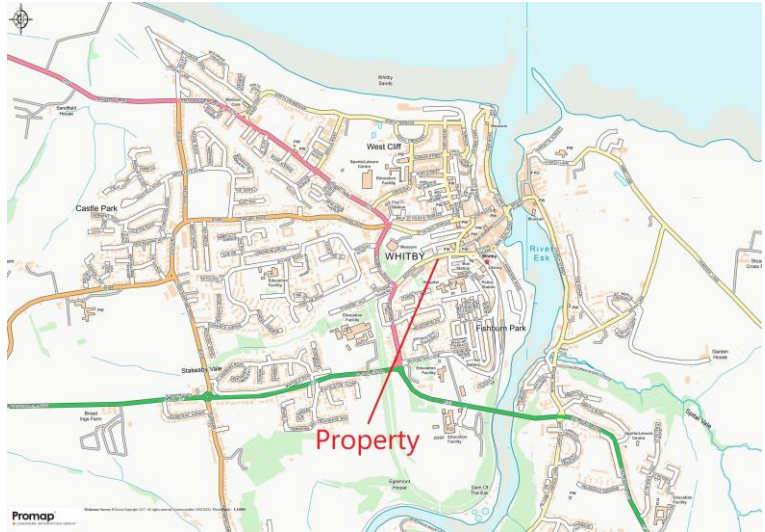
Bedroom: With radiator and uPVC double glazed bay window to the front overlooking Bagdale and towards Pannett Park.

Outside

To the front of the property there is a communal bin area.

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 office go up Bagdale and the property is approximately 100yds up on the left hand side. (see map)

What3words : dreamers.curls.infuses

Tenure: Leasehold. On a 999 yr lease set up 2007 with 982 years remaining. Please note a variation in the lease was granted by the Freeholders on the 15th November 2022 which now allows commercial holiday letting

Services: The property is connected to mains water, sewerage, electric and gas. The “Ideal” boiler is situated in a cupboard in the shower room.

Council Tax Banding: ‘A’ North Yorkshire Council 01723 232323

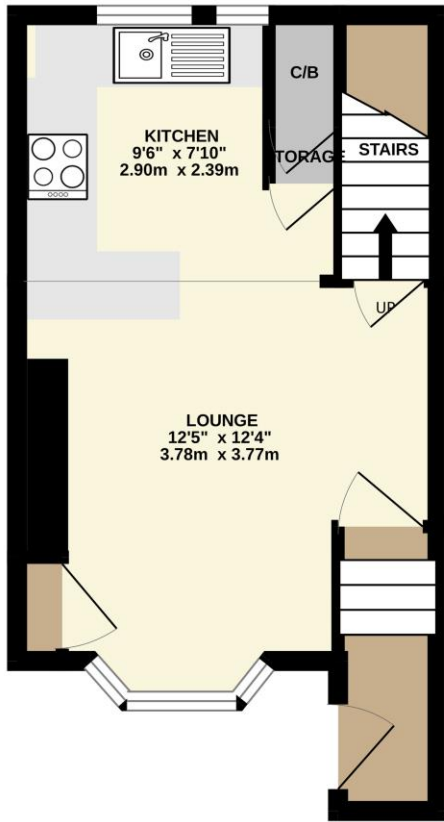
Post Code: YO21 1QL

IMPORTANT NOTICE

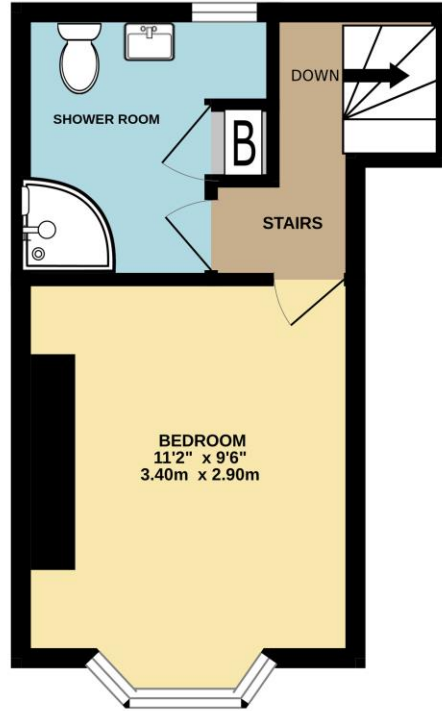
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
247 sq.ft. (23.0 sq.m.) approx.



1ST FLOOR
195 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 442 sq.ft. (41.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Call us for a free appraisal of your property if you are considering selling



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