

RICHARDSON & SMITH

Chartered Surveyors

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Valuers

2 WESTFIELD COURT CRESCENT AVENUE, WHITBY



A SPACIOUS GROUND FLOOR 2 BEDROOM APARTMENT IN THIS PURPOSE BUILT BLOCK CLOSE TO THE TOWN CENTRE. BEING FULLY DOUBLE GLAZED WITH GAS CENTRAL HEATING, SITTING OUT SPACE TO THE FRONT AND 2 ALLOCATED PARKING SPACES THIS IS IDEALLY SUITED FOR THE RETIREE

Accommodation:

Entrance Lobby, Hallway Lounge, Kitchen, 2 Bedrooms, Bathroom.
Outside: Small Garden To Front, 2 Allocated Parking Spaces to Rear

Guide Price: £165,000

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PARTICULARS OF SALE

Close to the town centre and a short walk from the West Cliff, this spacious ground floor apartment is conveniently located close for all of Whitby. A purpose-built block of 6 apartments, this flat has a small south facing garden, ideal just to sit out and enjoy the sun and a courtyard to the rear where there is private parking for the residents.

The apartment benefits from having gas central heating and double-glazing throughout, cavity wall insulation and whilst No 2 does require some upgrading, other than that could be moved straight into. Being on the ground this is ideally suited to the retiree or those with mobility problems.

It should be noted under the terms of the lease commercial holiday letting is NOT allowed

Approached from the street, a concrete path leads to the...



Communal Entrance Hall: With part glazed wood door, telephone entry system, door to rear parking area and staircase to upper floors.

APARTMENT 2

Hallway: With 2 large store cupboards and panel doors off to the...



Kitchen: Having modern units with laminated roll top working surfaces, tiled splash-backs and matching wall cupboards over. There is an inset acrylic sink unit, integral electric oven with gas hob and extractor hood over. There is plumbing for an automatic washing machine, space for fridge freezer and there is a uPVC double glazed window to the front. The Baxi gas central heating boiler is situated in this room.



Lounge: With radiator and south facing square bay window. There is a focal fireplace with inset electric fire. Ceiling cornice.

Bathroom: Having a white suite comprising pedestal hand-basin, low level w.c and bath with thermostatic shower fitting and screen, full tiling to the walls and radiator.

Double Bedroom: With uPVC double glazed window to the rear overlooking the parking area.



Single Bedroom: Again, with window to the rear and central heating radiator.



Outside

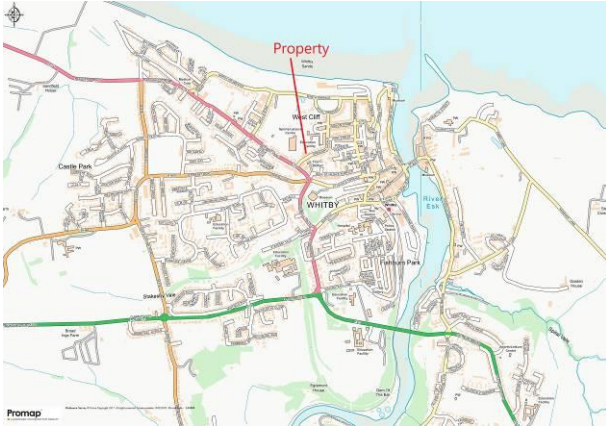
To the front of the block the apartment benefits from a small south facing garden with paved seating area and various mature shrubs.

There is a block paved access drive to the left hand side of the building to the communal parking area where there are 2 spaces for No2 which are to the rear of the apartment



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 to the mini roundabout taking the third exit on to Chubb Hill. At the roundabout at the top take the second turning on to Upgang Lane. Take the first right turn onto Crescent Avenue and Westfield Court is on the left

Services: The property is connected to mains electric, gas, water and sewerage.

Tenure: Leasehold. Lease 999 years. Current service charge £500 per annum. Please note under the terms of the lease commercial holiday letting is NOT allowed.

Council Tax Banding: 'B' North Yorkshire Council 0300 1312131

Post Code: YO21 3HJ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.

TOTAL FLOOR AREA : 560 sq.ft. (52.0 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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