

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

## FLAT 1, 146 CHURCH STREET, WHITBY



**A LOVELY FIRST FLOOR 1 BEDROOM APARTMENT IN THE HEART OF THE COBBLED STREETS OF WHITBY'S OLD TOWN, CLOSE TO SHOPS, RESTAURANTS AND THE TOWN'S AMENITIES.**

**WELL-PRESENTED THROUGHOUT THIS DELIGHTFUL APARTMENT WOULD MAKE THE PERFECT HOLIDAY BOLT HOLE OR LONG TERM RENTAL INVESTMENT.**

Accommodation:

Ground Floor: Entrance Hall, Staircase To 1st Floor  
Entrance Hallway, Open Plan Lounge Kitchen, Double Bedroom, Shower Room.

**Guide Price: £119,950**

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## PARTICULARS OF SALE

Situated right in the heart of the historic cobbled streets of Whitby's old town, Flat 1, 146 Church Street is a delightful 1 bedroom apartment that offers light, airy and generous accommodation. Close to the harbour, the many shops, café's and pubs and restaurants on this side of the town whilst being a short walk from the historic 199 Steps, The Abbey and St Mary's Church. Under the terms of the lease commercial holiday letting is NOT allowed so if looking for an ideal holiday bolt hole or perhaps a long term rental investment, with only this and the apartment above having access from the street this could be the little gem you want.

Approached from the street, a wooden door to the side of the book shop gives access to...

**Communal Entrance Hall:** With telephone entry system and staircase to upper floors.

### **1<sup>st</sup> FLOOR**

**Hallway:** With panel doors off to the...

**Open Plan Kitchen Lounge:** With laminated wood floor throughout.



**Kitchen Area:** Having modern units with laminated roll top working surfaces, tiled splash-backs and matching wall cupboards over. There is an inset stainless steel sink unit, integral electric cooker with an extractor hood over. There is plumbing for an automatic washing machine, space for fridge freezer and there a breakfast bar to the side of the units

**Lounge Area:** With radiator and large window overlooking Church Street. There is a recessed cupboard within which is situated the Baxi central heating boiler.



**Shower Room:** Having a white suite comprising pedestal hand-basin, low level w.c and shower cubicle with thermostatic fitting.

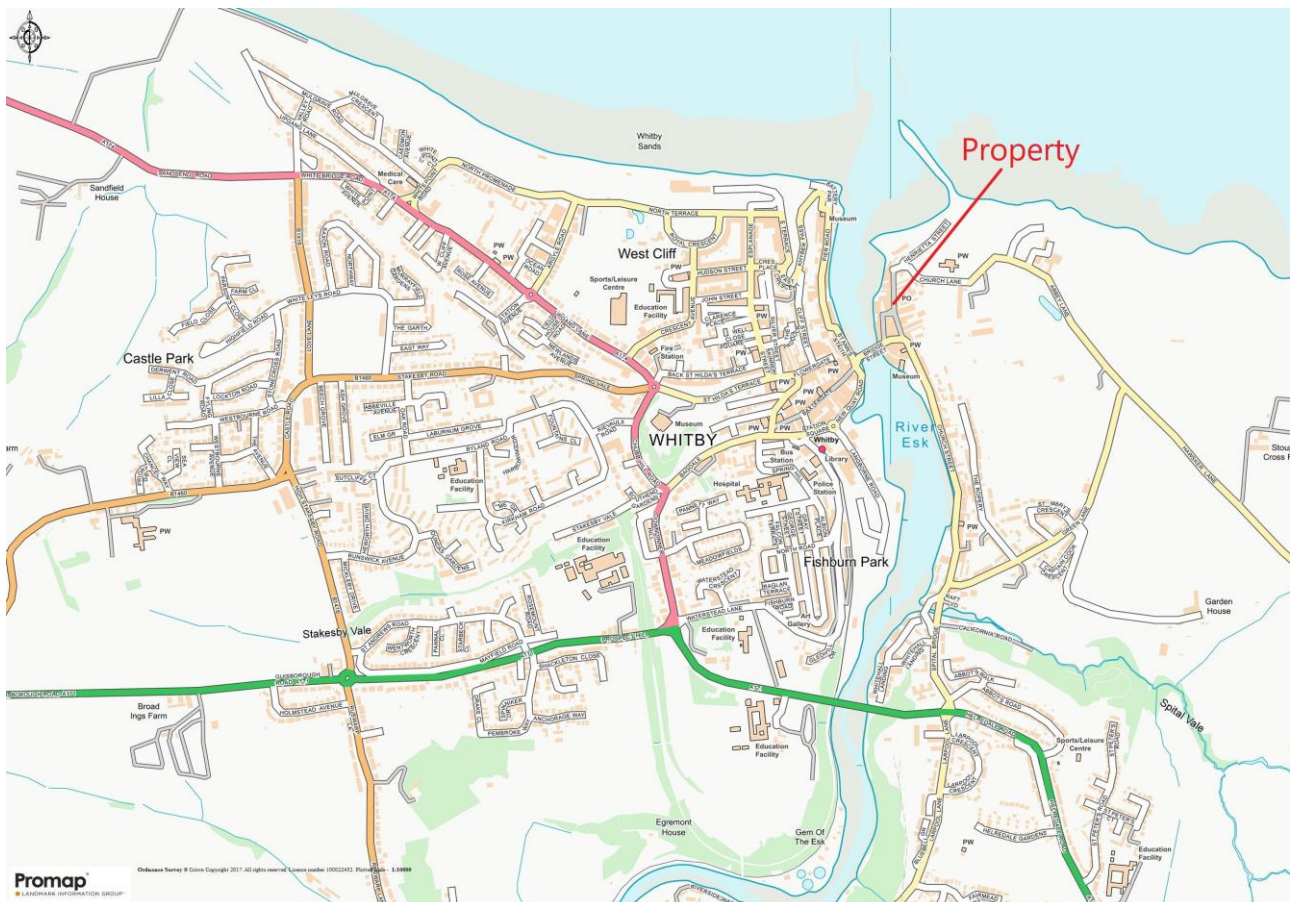
**Bedroom:** Again with window to the rear, radiator and recessed cupboard.



## **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 turn right towards Station Square and the harbour. Follow the road around to the swing bridge, crossing to the east side of the town. Walk up Bridge Street, taking the second turn left on to Church Street, following the cobbles passed the Market Square with the property on the left.



**What3words :** reclaim.ruler.carbonate

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

**Tenure:** Leasehold. Lease 999 years set up in 2005. All costs are split between the 3 flats. Please note under the terms of the lease commercial holiday letting and pets are NOT allowed

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             | 7   G   |           |

**Council Tax Banding:** 'A' North Yorkshire Council 0300 1312131

**Post Code:** YO22 4DE

**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  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA - 347 sq.ft. (32.2 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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