

# RICHARDSON & SMITH

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## 3 BOULBY BANK, CHURCH STREET, WHITBY



**A SPACIOUS, GROUND FLOOR, 2 BEDROOM APARTMENT REQUIRING SOME UPDATING AND MODERNISATION IN THIS PURPOSE-BUILT BLOCK OVERLOOKING WHITBY MARINA, JUST A SHORT WALK FROM THE TOWN CENTRE, ON THE EAST SIDE OF THE RIVER. HOLIDAY LETTING IS NOT ALLOWED.**

Accommodation:

Entrance Hallway, Lounge, Kitchen, 2 Double Bedrooms, Bathroom. 2x Store Cupboards.

**Guide Price: £155,000**

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## PARTICULARS OF SALE

3 Boulby Bank is a ground floor, 2 bedroom apartment within this purpose built block, enjoying access not only from the communal entrance hallway and stairs front the front, but also direct access from the yard at the rear.

The property is ripe for upgrading to tastes with new décor, fixtures and fittings, but has double glazing throughout and electric storage heaters as well as a gas fire in the lounge.

This could be an ideal option for someone looking to be on a ground floor level but with a level walk of the harbour and town centre amenities, perhaps a good option for someone considering a bungalow.

There are views to the front looking onto the Marina from both the lounge and the second bedroom, whilst the main (larger) bedroom lies at the rear.



From the pavement at the front of the building the communal front door opens into a hallway and stairwell giving access to the flats above. From the hallway an insulated entrance door opens into the apartment and there is also a store cupboard with a digital lock private to the apartment.

The entrance door opens into a corridor off which is a useful recessed storage cupboard and also a recessed airing cupboard housing the hot water cylinder with immersion heater. Other doors open to ...



**Master Bedroom: 11'9 x 11'0 (widening to 13'10)** A good sized double bedroom with a broad uPVC double glazed window to the rear facing into the back yard. Electric storage heater.

**Bedroom 2: 12'8 x 8'7** A twin bedroom with a double glazed sash window facing to the front looking onto the Marina and harbour pool. Electric storage heater.







**Lounge: 17'4 x 12'9 (into recesses)** A large reception room with two uPVC double glazed sash windows facing to the front looking towards the marina and harbour pool. The focal point of the room is a simple stone fireplace with a stone hearth, wooden mantle and a gas fire unit.



**Kitchen: 10'10 x 9'10** with a simple range of fitted cabinets and laminate worktops the kitchen has both a double-glazed window and a half glazed door facing out on the rear yard. There is a built-in shelved larder cupboard, a stainless steel sink unit, automatic washing machine and point for a gas oven. A cupboard houses the gas and electricity meters and consumer unit. Electric storage heater.

**Bathroom: 6'4 x 6'3** The bathroom is pretty original and is fitted with a old white suite comprising a panel bath with an electric shower unit and shower curtain, a wall mounted basin and a low flush WC. Double glazed window to the rear and extractor fan. Electric panel heater.

**Rear Yard:** The rear yard is paved and is communal but the area immediately to the rear of the kitchen and bathroom has been used by this property as somewhere to sit and store bins etc.





**GENERAL REMARKS AND STIPULATIONS**

**Viewing:** Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agents prior to travelling or making an appointment to view this property.

**Directions:** From Richardson & Smith’s office cross the swing bridge onto the east side of town and follow Church Street south, away from the town centre. Boulby Bank lies on your left hand side just beyond The Fleece public house. Flat 3 is accessed from either the wooden front door in the centre of the building or from the communal yard to the rear.

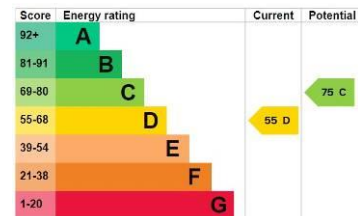


**Tenure:** Leasehold. 89 year term remaining. Ground rent £10 and current service charge of approx. £204 per annum. Please note under the terms of the lease holiday letting is NOT allowed.

**Services:** The property is connected to mains electric, gas, water and sewerage. The flat has electric storage heaters plus a gas fire in the lounge.

**Council Tax Banding:** ‘A’ approx. £1522 payable for 2024/5. North Yorkshire Council 01723 232323

**Post Code:** YO22 4AN



**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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