

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

FLAT 5, 1-2 LANGDALE TERRACE, WHITBY



A WELL APPOINTED 2 BEDROOM 3RD FLOOR FLAT IN A WELL MAINTAINED VICTORIAN BUILDING ON THE WEST CLIFF. OFFERED WITH VACANT POSSESSION THIS IS IDEAL FOR PERMANENT RESIDENTIAL USE, INVESTMENT FOR LONG TERM LETTING OR COMMERCIAL HOLIDAY USE

Accommodation:

Entrance Hall, Kitchen, Lounge, 2 Bedrooms, Bathroom

GUIDE PRICE: £125,000

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Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

PARTICULARS OF SALE

A well-appointed 2 bedroom apartment situated on the top floor of this impressive and well maintained Victorian building. Located on the West Cliff with just a short walk to the beach, shops, cafes and restaurants and having open views to the rear. An ideal first home, holiday home / bolt-hole and perfect for buy-to-let investors. A new 999 year lease will be set up on completion of the purchase which allows commercial holiday letting and pets by permission.



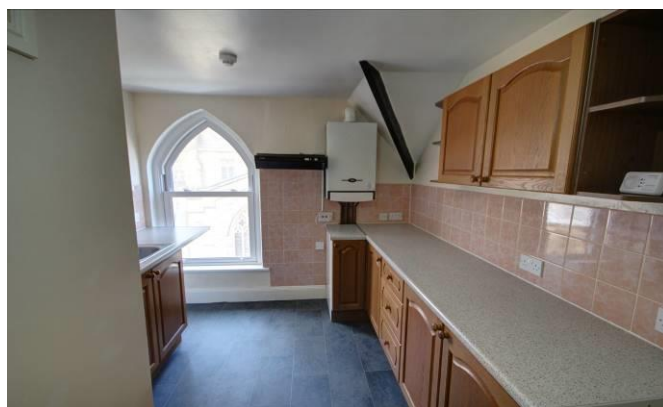
A wooden entrance door provides access to...

Communal Entrance Hall. With telephone entry system, postboxes for each flat and staircase to the first floor.

FLAT 5

Entrance Hall.

Kitchen: The kitchen has modern base units and wall cupboards with laminated roll top working surfaces, tiled splash-backs and inset stainless steel sink unit. There is an electric cooker point with extractor hood over, plumbing for an automatic washing machine, space for fridge freezer, and situated between the cupboards is the Baxi gas central heating boiler. The windows looks north over the church entrance.



Bathroom: Having a white suite comprising bath, sink and low flush WC. There is a separate recessed shower unit, part tiling to the walls and radiator

Lounge: With radiator and points for terrestrial and satellite T.V. There is a large under-eaves storage cupboard off and the uPVC gable window looks to the west over Tuckers Field.

Bedroom 2: With radiator and circular UPVC window.

Bedroom 1: A double bedroom with a Velux window overlooking the church with undereaves storage and a radiator.



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.

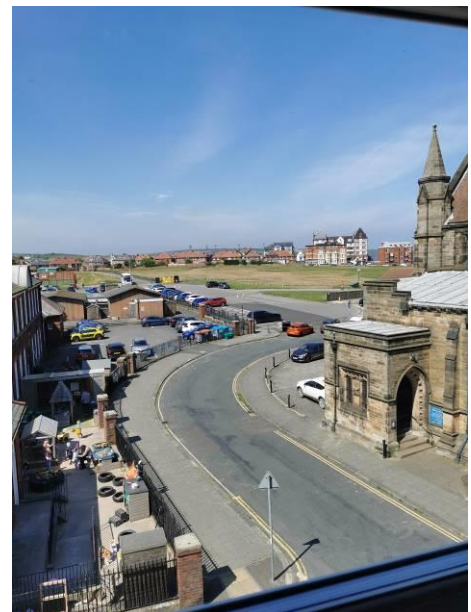
Directions: From R & S office head south-west on Bagdale towards Broomfield Terrace, at the roundabout, take the 3rd exit onto Chubb Hill Rd/A174, Continue up the hill and upon reaching the roundabout, take the 2nd exit onto Upgang Ln/A174. Turn right onto Crescent Avenue and follow the road down to the left hand bend. Langdale Terrace is situated on the left hand side, with the subject property at the end next to St Hilda's Church.

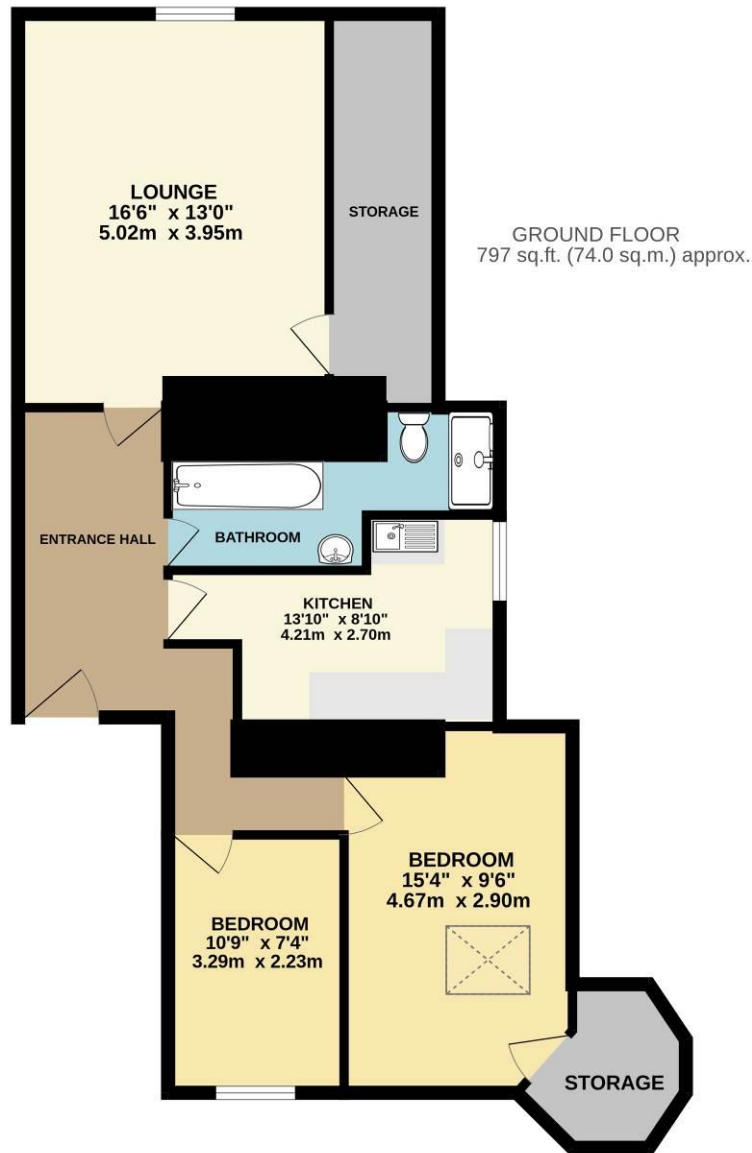
Service Charge: Currently £500 pa with an additional £200 pa into a sinking fund towards future expenditure.

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

Council Tax Banding: Tax Band 'A' North Yorkshire Council 03001312131

Post Code: YO21 3EE





TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	77
EU Directive 2002/91/EC			

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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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Call us for a free appraisal of your property if you are considering selling



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