



# RICHARDSON & SMITH

Chartered Surveyors

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## FLAT 1, 22 ST HILDA'S TERRACE WHITBY

*Town Centre 1/4m approximately*



**A SPACIOUS 2 BEDROOM APARTMENT ON THE LOWER GROUND FLOOR OF THIS MAGNIFICENT GRADE II LISTED GEORGIAN TOWNHOUSE. SITUATED CLOSE TO THE TOWN CENTRE AND WITHIN IN EASY REACH OF ALL THE TOWNS AMENITIES THIS ATTRACTIVE PROPERTY IS IDEAL IF LOOKING FOR SOMEWHERE TO LIVE IN OR USE AS A SECOND HOME IN THE HEART OF THIS WONDERFUL TOWN.**

Accommodation:

Communal Entrance Hall, Lounge, Kitchen, Hallway, Bathroom,  
Double Bedroom, Double Bedroom with En-Suite off.  
External: Private Paved Patio, Communal Gardens

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## **PARTICULARS OF SALE**

A wonderful, spacious 2 bedroom ground floor apartment situated in this stunning Grade II listed Georgian townhouse. Situated in the sought after location of St Hildas Terrace, with views over Pannett Park from the front, the property is in walking distance of the town centre and harbour with all its wonderful local history and shops. With the benefit of a separate kitchen area, en-suite facilities off one bedroom and its own outside patio to the front this delightful apartment is certainly one to view whether looking for a home or holiday bolt-hole.

### **Ground Floor**

Approached from the communal gardens double doors up into the communal entrance hall which serves the 2 lower ground floor flats and has a stone spiral staircase to the upper floor and the large central hall. This has an impressive staircase to the other floors and also gives access to the rear of the building.

From the hall the period door of the apartment opens directly into the large lounge which has a focal period style cast fireplace and 2 sash windows overlooking the front.



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Steps from the lounge open into the kitchen which has an attractive range of wall and base units with integral appliances including double oven, fridge freezer and ceramic hob with extractor. There is a small breakfast bar and large storage cupboards to one side within which there is plumbing for an automatic washer.



Again from the lounge a central hallway gives access to the house bathroom and bedrooms. The bathroom is a spacious room with roll topped bath, hand-basin and w.c with airing cupboard to the side



At the end of the hallway are the two spacious double bedrooms. The first being to the right with a number of fitted cupboards within which is fitted the gas fired central boiler.



The second is to the left, again with a small fitted wardrobe and en-suite shower room off.



The en-suite comprises corner shower unit with electric shower, hand basin, w.c and chrome heated towel rail with tiling to floor and walls.



**Externally**

To the front of the apartment is a paved patio area which is for the exclusive use of Apartment No 1 and looks over the communal gardens, towards Pannett Park. The communal gardens are planted with a mature shrubs and plants, with wrought iron railings and gates to the front directly onto St Hilda's Terrace.

There is access to the rear of St Hilda's Terrace via the communal areas of the upper ground floor.

Although there is no parking with the Apartment there is on-street parking to the rear and permit parking to the front.

**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.

**Tenure:** The property held on a 999 year lease set up in 2004 with 979 years remaining however this should be checked by the buyers solicitor prior to purchase. Each apartment owner has 1/8 share of the freehold. A service charge is paid quarterly which covers the maintenance of the communal areas including the gardens, any external maintenance of the property itself, and includes buildings insurance premiums.

The quarterly payment for 2024 is £507.41 (£2029.64 pa).

**Please note – under the terms of the lease the property cannot be used as a commercial holiday let.**



**Services:** The property is understood to be connected to mains water, gas, electricity and drainage.



**Directions:** From R & S offices, head on foot up Brunswick Street, turning left onto Flowergate. Continue up the road onto St Hilda's Terrace with No 22 being approximately 50 yards up on the right. No 1 is the ground floor flat on the left hand side.

**What3words:** dividers.silks.risky

**Council Tax Banding:** The property is band C for council tax.. North Yorkshire Council - Tel 01723 232323.

**Post Code:** YO21 3AE

**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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GROUND FLOOR  
912 sq.ft. (84.7 sq.m.) approx.

