



# RICHARDSON & SMITH

Chartered Surveyors

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## FLAT 4, CLARENCE HOUSE, WHITBY

*Whitby Town Centre*



**A 2 BEDROOM FIRST FLOOR FLAT IN THIS GRADE II LISTED CONVERTED FORMER HOTEL, OVERLOOKING BAXTERGATE IN THE HEART OF WHITBY TOWN CENTRE.**

**THE LEASE TERMS PROHIBIT HOLIDAY LETTING OF THE PROPERTY.**

Accommodation:

Communal Hallway. Private Lobby & Hallway, Living Room, Kitchen, Bathroom, 2 Bedrooms.

**Guide Price: £110,000**

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

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**PARTICULARS OF SALE**

The property is approached from Wellington Road through a yard to the rear of the Wellington Public House via a communal access door with intercom door locking mechanism.

A communal entrance hall and staircase gives access to each of the flats. (There are a total of five in the block)

A door from the communal first floor landing opens directly into flat 4.

**Entrance lobby and hallway:** The entrance opens into a lobby with a recessed cupboard and an inner door into the hallway with doors opening to ...



**Living Room:** A part panelled reception room with a sash window with window seat looking out onto the street. Intercom door telephone. Doorway to ...

**Kitchen:** Lying off the living room with a window facing south. The kitchen is fitted with a simple range of units and also houses the newly installed (2024) gas combi central heating boiler.



**Bedroom 1:** A bedroom with sash window facing onto Baxtergate.

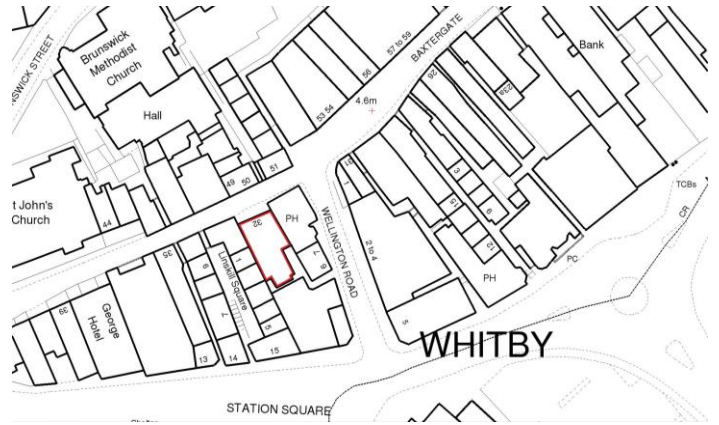


**Bedroom 2:** A second bedroom with sash window facing onto Baxtergate.



**Bathroom:** With a white suite comprising a bath with shower over, low flush WC and wash hand basin. Sliding door.





**Services:** It is understood that the property is connected to mains water, gas, drainage and electricity. The apartment has gas central heating running from a new (installed 2024) combi style boiler in the kitchen.

**Council Tax Banding:** The property is assessed as band A for council tax. The amount payable for 2024-25 is approx. £1,522. North Yorkshire Council. Tel: 01723 232323.

**Post Code:** YO21 1DY

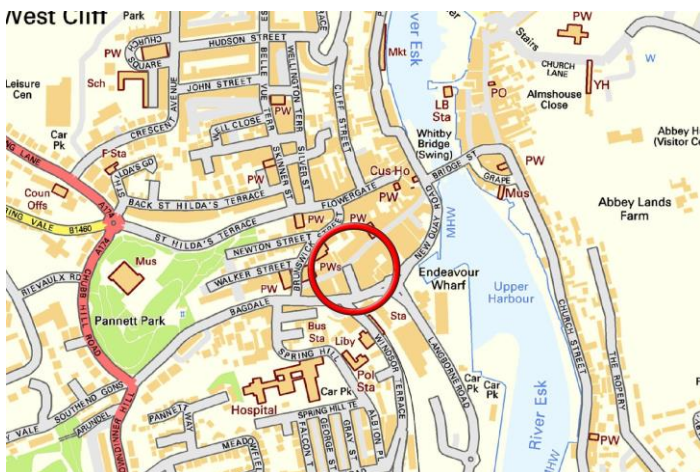


**Outside**

The property has no private outdoor space, but has use of the communal paths through the yard and alley for access and to stand the bins.

**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.



**Planning:** North Yorkshire Council. Tel: 01723 232323. The property is grade II listed and lies in a designated Conservation Area.

**Tenure:** The property is held on the residual term of a 999 year lease granted in 1988. The terms of the lease prohibit holiday letting.



**Directions:** From Richardson and Smith’s offices pass through Station Square turning left into Wellington Street. Access to the property is via the gated entrance to the yard at the side of the Whitby Way Public House. In the yard to the rear, a flight of solid steps lead to the communal entrance door to the block of flats where security lighting has been installed. The door to the flat lies off the communal first floor landing. See also location plan.

**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.



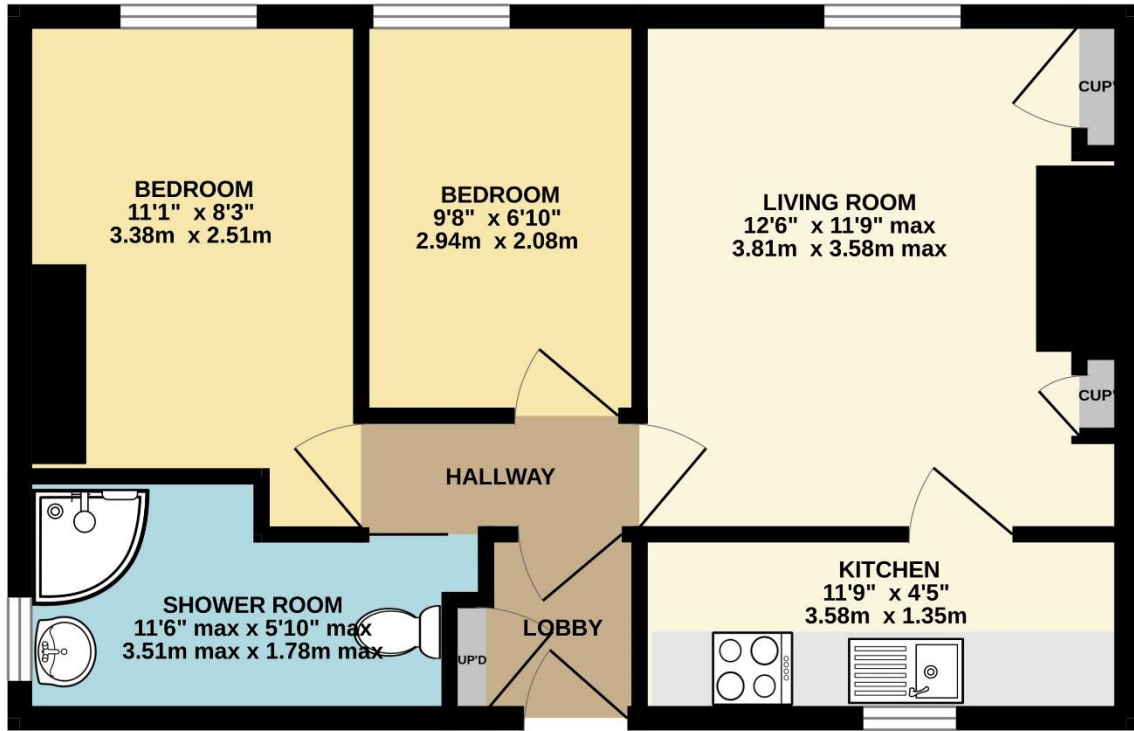
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TOTAL FLOOR AREA : 437 sq.ft. (40.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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