

RICHARDSON & SMITH

Chartered Surveyors

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Valuers

APARTMENT 9, ESKHOLME 3 UPGANG LANE, WHITBY

Whitby town centre approx. ¼ mile



AN IMPRESSIVELY SPACIOUS LOWER GROUND FLOOR APARTMENT WITH 2 LARGE DOUBLE BEDROOMS AND AN OPEN PLAN LIVING ROOM INCLUDING A FITTED MODERN KITCHEN. WITH ACCESS TO A SOUTH FACING PATIO AND GARDEN THIS FLAT LIES WITHIN AN EASY WALK OF THE TOWN CENTRE.

Accommodation:

Steps to Lower Ground Entrance, Communal Entrance Lobby
Entrance Hall, Living Room with Kitchen, 2x Double Bedrooms, House Bathroom.
Parking to front. Patio Area and Shared Garden.

GUIDE PRICE: £200,000

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



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

Tel: (01947) 602298

Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

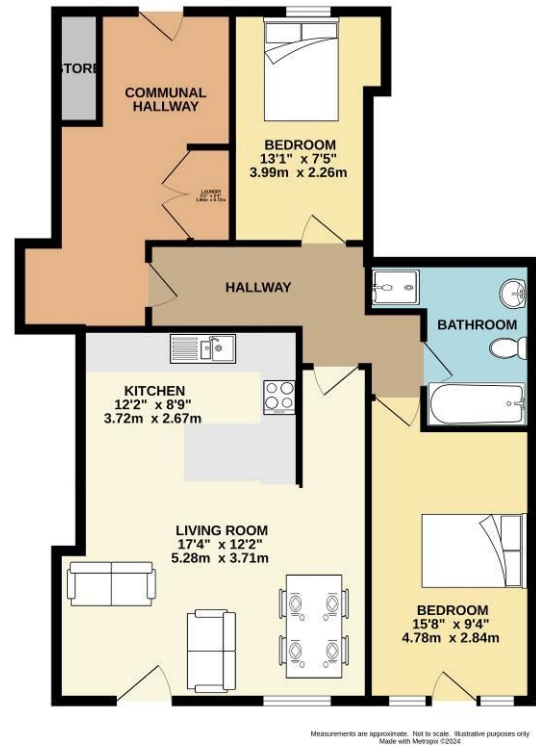
PARTICULARS OF SALE.

Formerly the council offices, Eskholme is a grade II listed building that was converted to flats some twenty years ago and no.9 is a spacious unit situated on the lower ground floor of the building (when accessed from the front) at a level even to the south facing garden and patio at the rear.

From the forecourt at the front of the building, a flight of external steps descends to the lower ground floor level, where a communal entrance door opens into a shared hallway. Within the hallway is a storage cupboard dedicated to the apartment, housing the electric boiler, hot water cylinder and plumbing for an automatic washing machine. A door opens from here into the apartment.

The entrance door opens into a central hallway with doors opening to all of the rooms.

The apartment has one reception room that is open plan and includes areas for cooking, dining and sitting. 2 tall glazed doors face out onto the patio and gardens to the rear. The kitchen area is fitted with a modern array of units under laminate worktops with an integrated fridge and freezer, double oven/grill, dishwasher, hob and stainless steel sink. The kitchen includes a peninsular breakfast bar.



The sitting area lies adjacent to the glazed door out to the patio with the dining area alongside in front of the other door facing onto the patio and garden.

The master bedroom lies to the rear and is a spacious double with a half glazed door and 2 flanking windows facing out onto the patio.



The bathroom lies adjacent to the master bedroom and is L shaped with a panel bath including a hand hose, a low flush WC, a basin set in a glazed stand and a step in tiled shower cubicle. The bathroom has half-tiled walls and a tiled floor plus an extractor fan.



The second bedroom is also a double, with a window to the front.

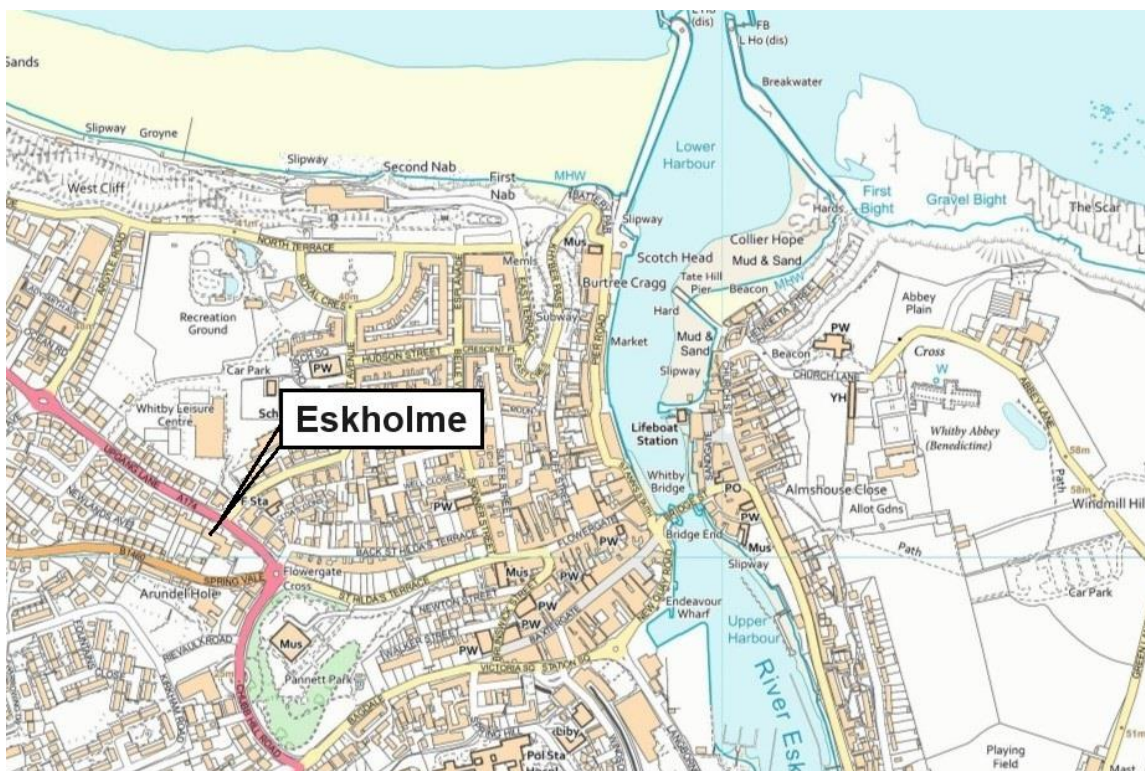


Outside

There is a private garden to the rear of the property that is perfect to sit and unwind getting the sun most of the day with a paved stone, south facing patio fenced off from the rest of the garden which is grassed and communal to the whole building.

To the front is parking which is on first come, first served basis is an added bonus.





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 the town centre, travel up Bagdale to the mini-roundabout, turning right up Chubb Hill following the edge of the park. At the roundabout at the top take the second turn onto Upgang Lane and the property is the first building on the left after the garage. See also location plan.

Tenure: Leasehold. The lease is for 125 years set up in April 2004 (105 years remaining). The ground rent is £70 per annum (rising £10 every 10 years, next review 2034). Service charge for 2024 is £ including building insurance, payable in two parts January and July (reviewed annually). Please note under the terms of the lease holiday letting is allowed with permission from the leaseholder.

Services: The property is connected to mains water, electricity and drainage. Heating is via radiators supplied from an electric boiler in the cupboard in the communal hallway. Hot water is supplied from a hot water cylinder with an immersion heater.

Council Tax Banding: 'C' £2,029 payable for 2024/5 (verbal query only) North Yorkshire Council Tel 01723 232 323.

Post Code: YO21 3DT

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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