



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

## 12 ABBEY TERRACE, WHITBY

*Whitby Town Centre approx. 1/2 miles*



**A BLOCK OF 5 ONE BEDROOM FLATS LYING JUST IN FROM THE CLIFF TOP. IN NEED OF SOME MODERNISATION AND REFURBISHMENT THESE FLATS ARE PARTLY VACANT WITH THE REMAINING UNITS ON ASSURED SHORTHOLD TENANCIES.**

Basement Flat: Lobby, Living Room with Kitchen Area, Inner Hall, Bathroom, Bedroom, Utility/Rear Lobby.

Ground Floor: Living Room with Kitchen Area, Bedroom, Inner Hall, Bathroom, separate WC.

1<sup>st</sup> Floor: Lobby, Bedroom, Living Room, Inner Hall, Bathroom, Kitchen.

2<sup>nd</sup> Floor: Lobby, Bedroom, Living Room, Inner Hall, Bathroom, Kitchen.#

3<sup>rd</sup> Floor: Lobby, Kitchen, Bedroom, Living Room, Bathroom.

Garden to front. Parking space to rear with bin store and communal galvanised fire escape.

**Guide Price: £395,000**

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*Communal Entrance Hallway*

### **PARTICULARS OF SALE**

Lying one street in from the Cliff Top, 12 Abbey Terrace is a large Victorian townhouse that was converted into flats in around 1982. Built in brick under a slated roof, the property has a large triangular shaped bay window to the front for the lower three floors and dormers on the front and rear elevation to give greater practical floor area to the attic flat.

The property has been fully let until relatively recently but is ripe for refurbishment now. Two of the five apartments are occupied at the time of writing these details, but the tenants are all relocating and the thought is to sell the property with vacant possession so that a new owner will have a free hand for upgrading.



*Kitchen – Flat 4*

The basement apartment has its own access both at the front from a door from the front garden and from the rear yard. The remaining flats in the building all share the formal front entrance with its communal lobby, hallway, stairs and landings. There is a substantial, galvanised fire escape to the rear of the building offering a second means of escape to all the upper flats. The building also has a modern fire alarm system and safety lighting with the control panel in the communal hallway.



*Bedroom – Flat 3*

Although developed in the 1980s, the building does retain one or two snippets of its Victorian style with some broad panelled doors, ceiling cornice, coloured/etched glass windows on the half landings, etc.



*Bathroom – Basement Flat (1)*

The floor plan of the building is relatively successful with each flat having one double bedroom and most of the units having separate kitchens from the lounges. All of the flats have lobbies or hallways off the communal areas. See illustrative floor plans attached.



*Lounge – Flat 3*



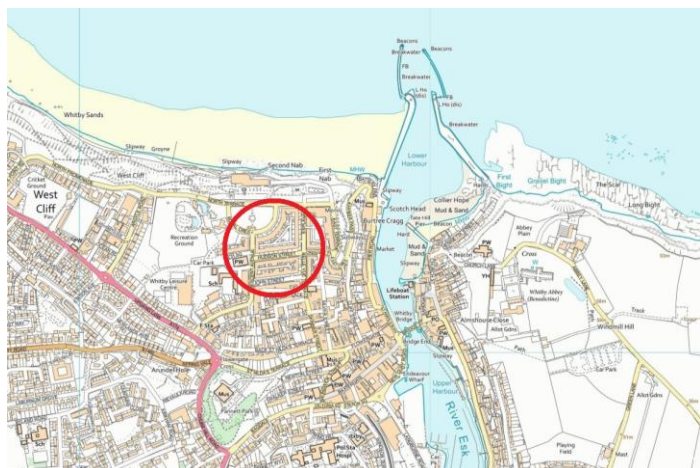
Rear Elevation

There is a small garden at the front of the building whilst to the rear is a yard with a limited area for (bin) storage plus a single parking space. A good proportion of the rear yard is taken up by the fire escape.

## GENERAL REMARKS AND STIPULATIONS

**Viewing:** Viewings by appointment. All interested parties should discuss 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:** Freehold. The remaining residential tenants in the building have assured shorthold tenancies. It is hoped that vacant possession will be achieved before completion.



**Directions:** From the town centre head west up Bagdale, turning right at the mini-roundabout and following the side of the park up Chubb Hill. At the roundabout take the second turn onto Upgang Lane and then immediately right onto Crescent Avenue. Follow this road around and take the second turn to your right where you will find Abbey Terrace on your left on the opposite side of the road to Hudson Street. See also location and boundary plans.



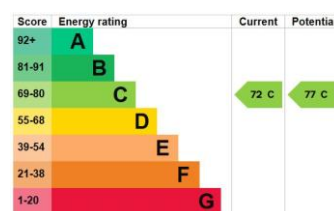
**Services:** The property is connected to mains water, gas, electricity and drainage. Flats 1-3 each have gas central heating and flats 4 & 5 have gas fires. Each flat has coin operated gas and electric meters.

**Method of Sale:** The property is offered for sale by negotiation as a whole.

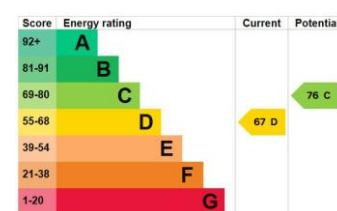
**Council Tax:** Each flat is band A with approx £1,522 payable for 2024-5. North Yorkshire Council. Tel 01723 232323

**Planning:** The property is not a listed building but does lie in a designated Conservation Area. North Yorkshire Council. Tel: 01723 232323.

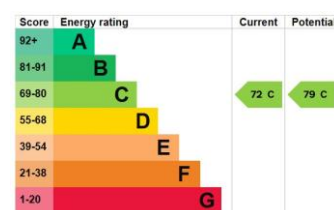
**Post Code:** YO21 3HQ



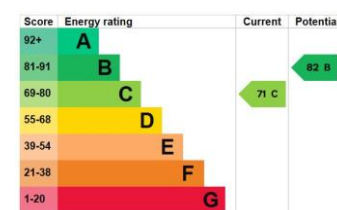
Flat 1



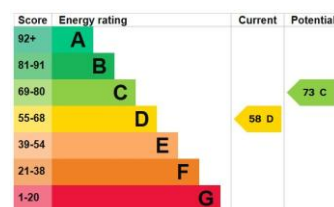
Flat 2



Flat 3



Flat 4



Flat 5

## IMPORTANT NOTICE

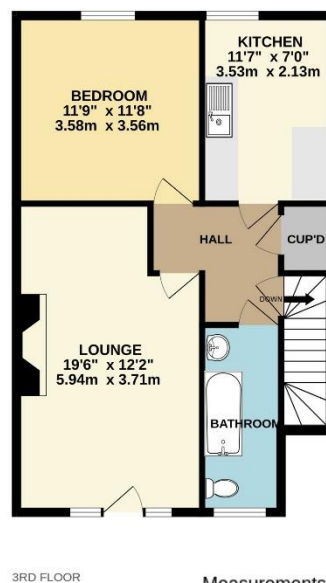
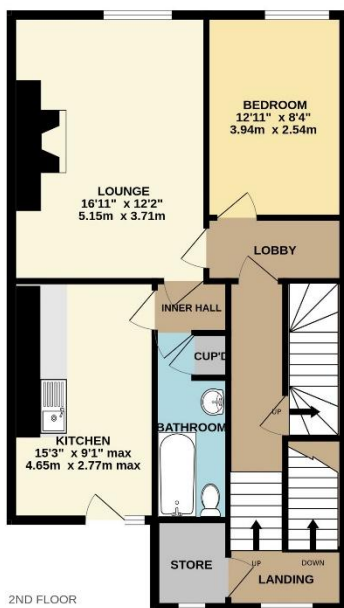
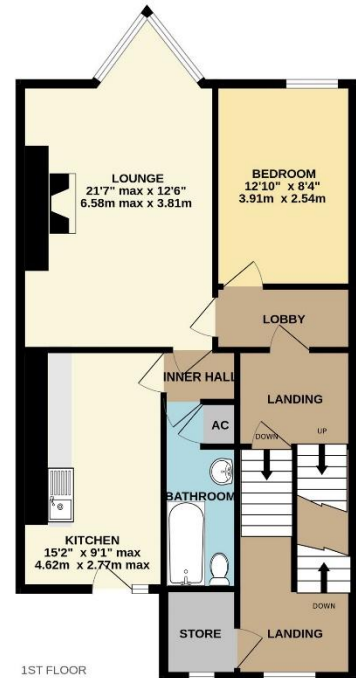
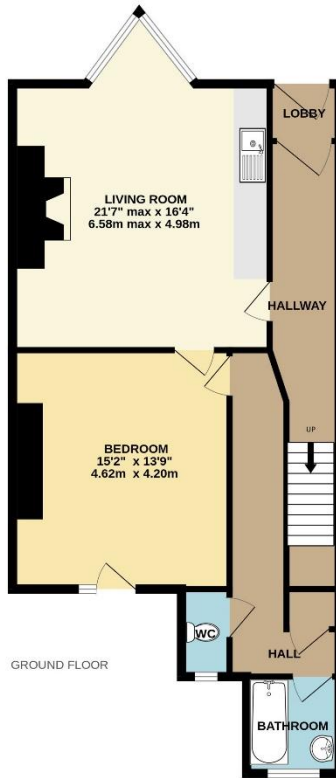
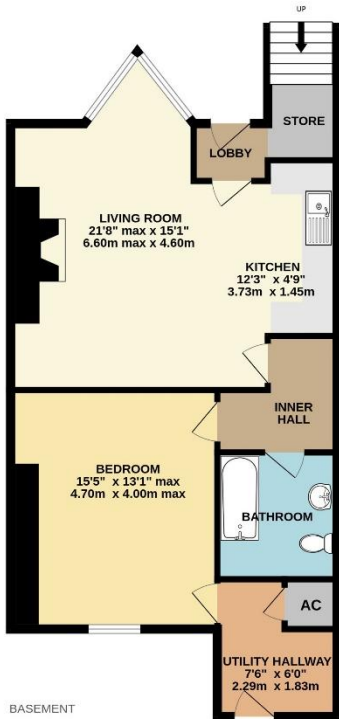
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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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Measurements are approximate. Not to scale. Illustrative purposes only  
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