

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

FLAT 1, LINDEN HOUSE 19 JOHN STREET, WHITBY

Whitby town centre approx. ¼ mile



A COMPACT, 1 BEDROOM, LOWER GROUND FLOOR FLAT, IN NEED OF UPGRADING AND REFURBISHMENT. SET IN THE HEART OF WHITBY'S WESTCLIFF, CONVENIENT FOR ALL THE AMENITIES OF THE TOWN, THIS FLAT COULD BE A LOVELY BOLT HOLE AT AN AFFORDABLE PRICE.

Accommodation:

Communal Entrance Hallway and Stairs. Shared Rear Yard.
Entrance Lobby, Living Room with Kitchen, Double Bedroom, Shower Room.

GUIDE PRICE: £65,000



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PARTICULARS OF SALE.

This basement flat is certainly a 'doer-upper', needing significant refurbishment and upgrading, but it offers the opportunity for an affordable first home, bolthole or investment. Holiday letting is not allowed in the block.

From the pavement, steps rise up to the traditional, communal front door which opens into a split-level hallway with stairs and a storage cupboard housing the electricity meters. A half-glazed door opens to the communal rear yard and a short flight of stairs descend to a half-glazed door opening into flat 1, on the lower ground floor level.

The entrance door opens into a hallway with the electric consumer unit and a door leads into ...



Living Room and Kitchen: with a bay window with uPVC double glazing to the front of the building, the living room has an archway opening to the kitchen area which effectively becomes part of the room. There is a shelved recess cupboard in the corner. The kitchen area has a simple base unit with a stainless-steel sink and an electric cooker point.

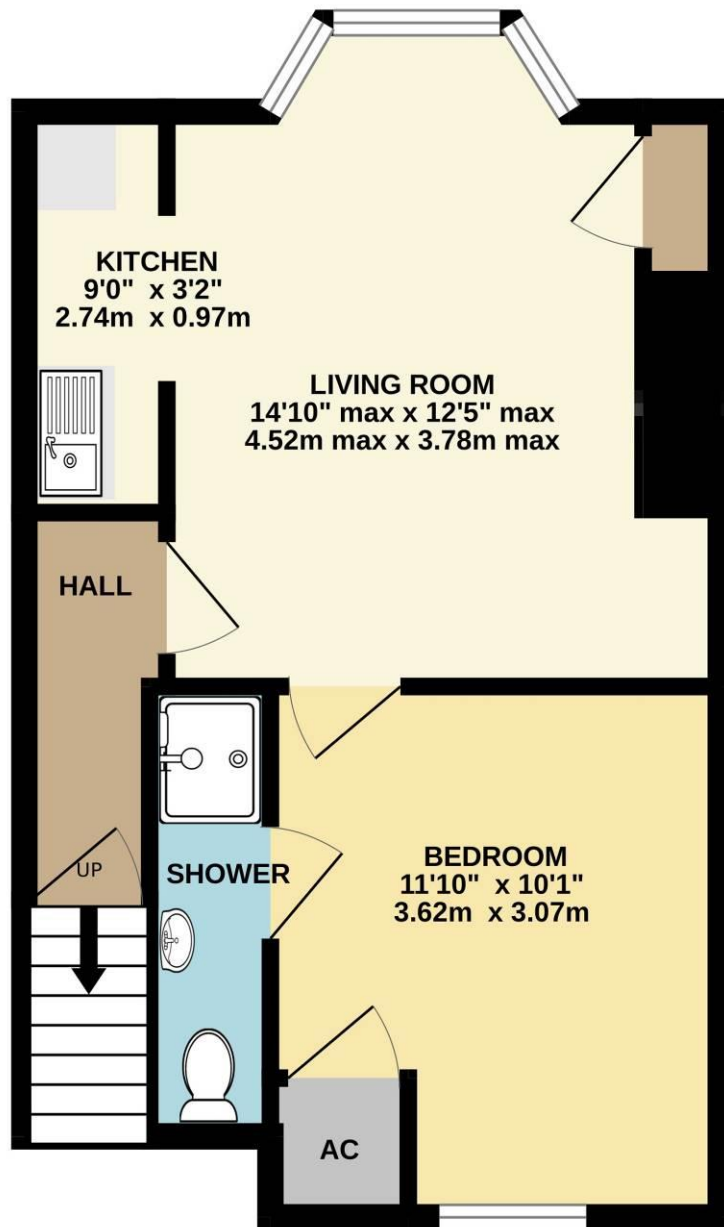


Bedroom: A door to the rear of the living room opens into the double bedroom, which has a high window facing towards the rear yard which is also uPVC double glazed. This room houses the airing cupboard with its insulated hot water cylinder and immersion heater which provides the hot water. A door opens from here into ...

Shower Room: A long narrow room with a white low flush WC, a wash hand basin and a shower tray with a Mira electric shower fitment and shower curtain. The shower room has an extractor fan.

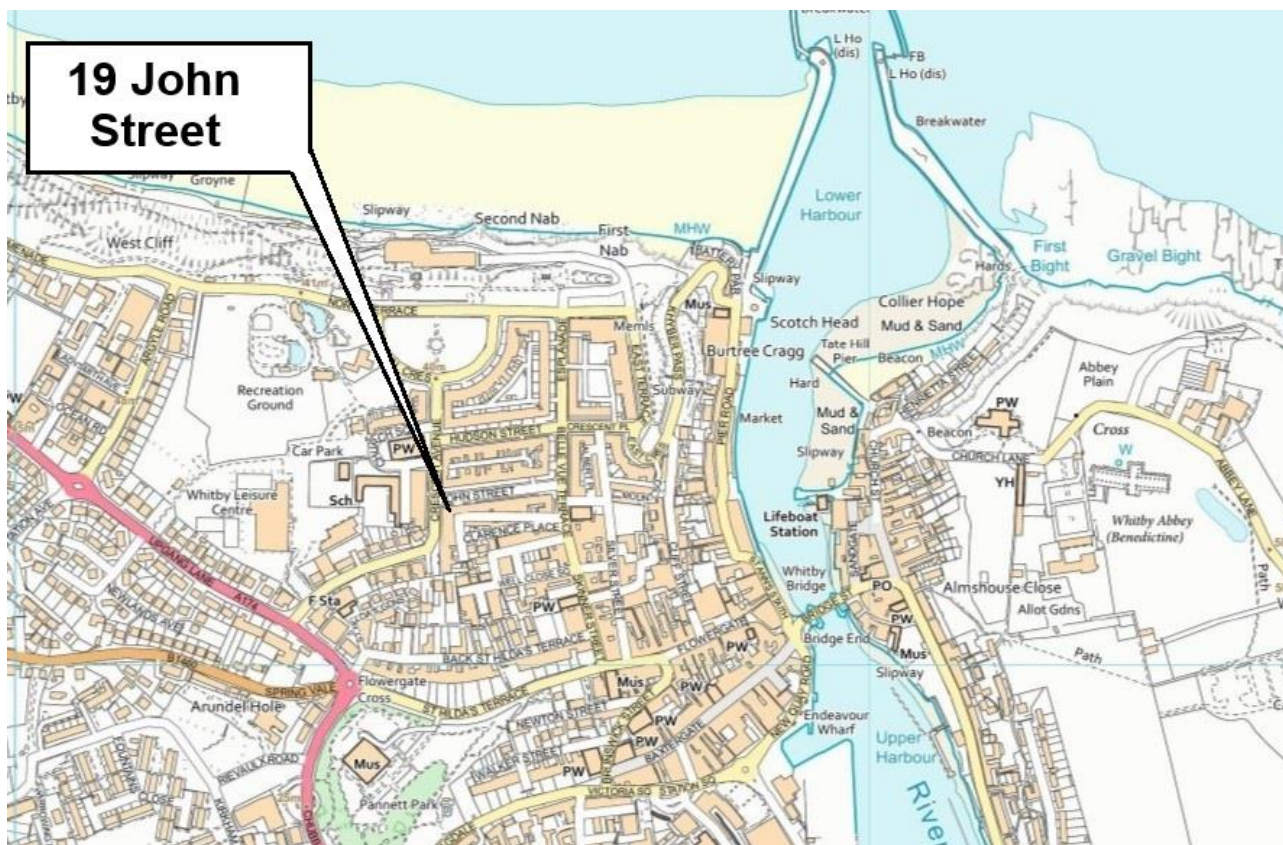
Outside

There is a narrow forecourt area in front of the property and a yard to the rear that is shared by all the flats in the buildings.



TOTAL FLOOR AREA : 378 sq.ft. (35.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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 R & S offices go up Bagdale, turn right up Chubb Hill at the mini-roundabout. At the top take the second tuning off the roundabout unto Upgang Lane before taking the first right turn on to Crescent Avenue. Follow the road around the left hand bend before turning right onto John Street/Normanby Terrace. The property is immediately on the right adjacent to the archway. See also location plan.

Tenure: Leasehold. The lease will match those of the other flats in the building and they are for 999 yrs. Please note that under the terms of the lease commercial holiday letting will NOT be allowed. Ground Rent - £30 pa. The insurance and communal costs are split between the flats in the building.

Services: The property is connected to mains water, electricity and drainage. The property currently has no heating. Hot water is supplied from a hot water cylinder with an immersion heater.

Council Tax Banding: 'A' £1,624 payable for 2025/6 (verbal query only) North Yorkshire Council Tel 01723 232 323.

Post Code: YO21 3ET

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		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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