

RICHARDSON & SMITH

Chartered Surveyors

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‘ENDEAVOUR SAILS’ FLAT 2, 13 PROSPECT HILL, WHITBY

Whitby town centre approx. ¼ mile



A LUXURIOUSLY APPOINTED, 1 BEDROOM, GROUND FLOOR APARTMENT, POSITIONED A SHORT DISTANCE FROM THE AMENITIES OF THE TOWN CENTRE. A COMMERCIAL HOLIDAY LET WITH GOOD BOOKINGS, OR A PRIVATE BOLT HOLE.

Accommodation:

Private Lobby, Living Room with Kitchen, Double Bedroom with En-Suite Shower Room.

GUIDE PRICE: £150,000



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PARTICULARS OF SALE.

Endeavour Sails is a stylish ground floor apartment located in the heart of Whitby. Refurbished in 2023, this modern apartment offers a welcoming and chic place to stay when visiting the wonderful seaside town. Ideally placed, Endeavour Sails lies only a short walk from Whitby's attractions including the beach, harbour and wide range of restaurants and bars. This one-bedroom apartment provides a comfortable place to stay.

Approached from the front, a communal entrance door provides access to the hallway where stairs rise to the upper floors and entrance door opens into Endeavour Sails.

On opening the front door to Endeavour Sails, the ground floor flat, we enter...

Entrance Lobby: with panelled internal doors to the living room and to the bedroom with its en-suite shower facilities.



Living Room: An open plan kitchen, living and dining area with a wide, double-glazed window facing to the front, and stylish fitted kitchen and dining areas. A bright, yet cosy look is achieved with a neutral colour palette and minimalist styling.



Also sharing this space is the kitchen and dining area. Ultra sleek, the kitchen has light cabinets with a tiled splashback. Fully equipped for self-catering stays with modern appliances. The dining area seats two guests and is perfectly placed for watching the world go by from the large bay window.

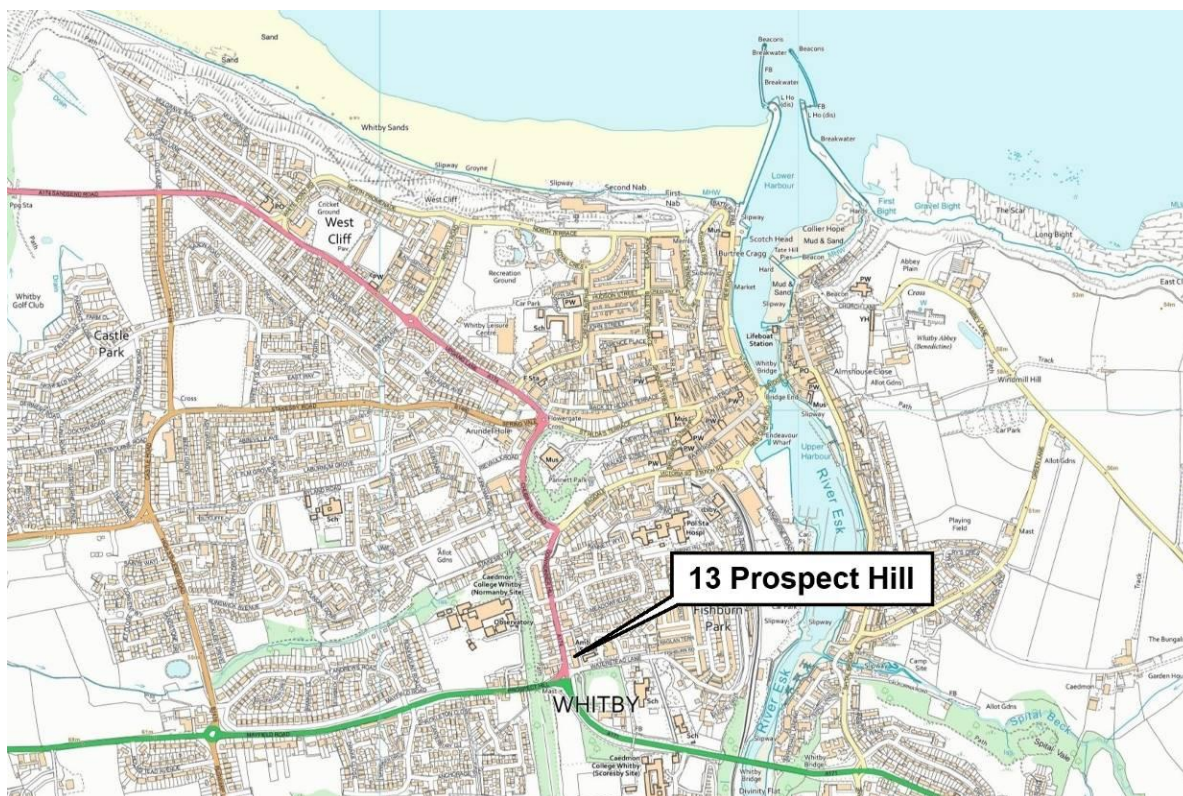
Bedroom: The double bedroom has a window to the rear and offers ample space for a wardrobe and dressing table. The calm colour palette is maintained and the finish is as exquisite as in the living room. A door connects to ...



En-Suite Shower Room: This space is fitted with a stylish modern suite and features a walk-in shower, WC and vanity basin with adjustable LED mirror. Chrome heated towel rail and extractor fan.

If you are looking for a beautiful holiday apartment by the sea, look no further than Endeavour Sails.





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 making an appointment to view this property.

Method of Sale: The property is available to include the contents and forward bookings, as a going concern, if desired. The property is currently marketed through Host & Stay holiday letting agents.

Directions: From our offices, head back out of town along Bagdale turning left at the roundabout and head up the hill past Hanover Terrace. As the road levels out and you approach the traffic lights you will find Prospect Villa on your left hand side. See also location plan.

Tenure: Leasehold. The lease is for 999 years from 2019. Service charge for 2025 is £1,056 per annum This figure includes buildings insurance.

Services: The property is connected to mains water, gas, electricity and drainage. Heating and hot water is provided via a combi style boiler.

Local Taxation: The property is business rated with a ratable value of £1,300 per annum. Due to small business rates reliefs, nothing is currently paid. North Yorkshire Council Tel 01723 232 323.

Post Code: YO21 1QE

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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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