

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

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FLAT 1, 14 HAGGERSGATE, WHITBY



WITH A BALCONY OVERLOOKING THE LOWER HARBOUR WITH VIEWS TO THE ABBEY AND SEA, THIS 2 BEDROOM 1ST FLOOR SHOULD ATTRACT SIGNIFICANT INTEREST. ALTHOUGH IN NEED OF SOME UPDATING, WHERE LOCATION IS EVERYTHING, THIS IS APARTMENT TICKS THE RIGHT BOXES.

Accommodation:

Ground Floor: Entrance Lobby

First Floor: Hallway, 2 Bedrooms, Shower Room, Open Plan Kitchen Lounge, Balcony

GUIDE PRICE: £215,000

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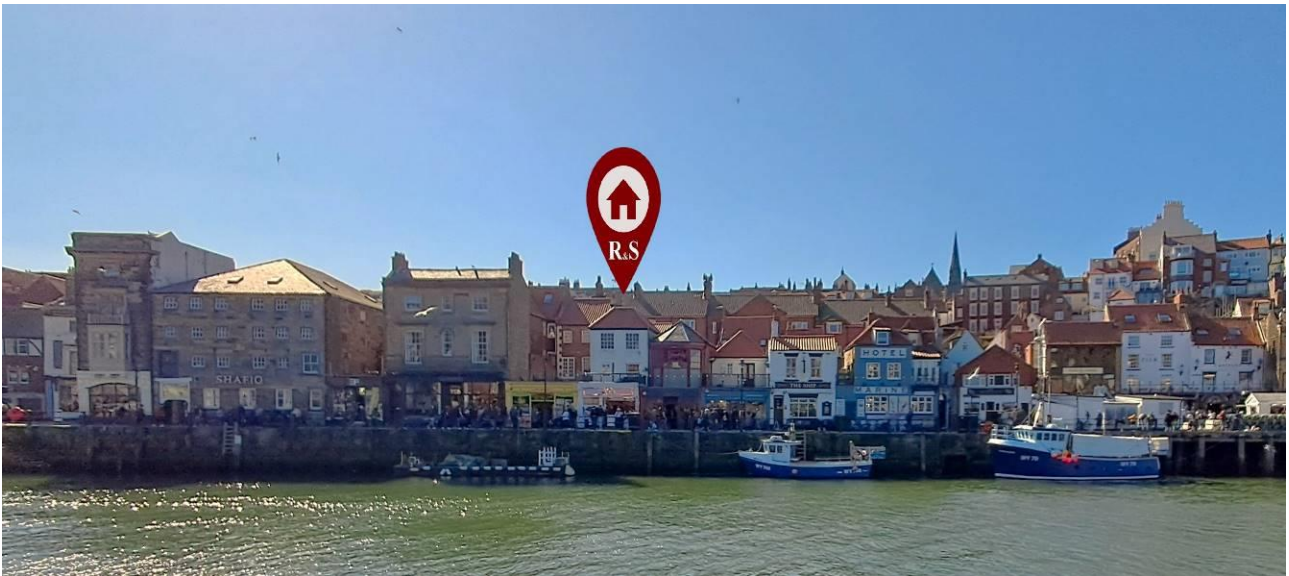


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Tel: (01947) 602298

Fax: (01947) 820594



PARTICULARS OF SALE.

Location, location, location !!! If looking for the perfect holiday bolt hole or harbour-side apartment, this property which is located on Hagersgate overlooking the lower harbour takes some beating. The apartment does need some updating but with a spacious open plan lounge kitchen which opens onto the generous balcony, there are very few places better to enjoy a cup of coffee or perhaps something stronger whilst taking in the atmosphere and views of the most popular resort on the Yorkshire coast.

Being right in the heart of the town all the facilities and attractions are within walking distance and whilst there is no parking with the apartment, there is a drop off area immediately outside and permit parking not too far away. It should however be noted that under the current terms of the lease commercial holiday letting is NOT allowed.

Approached from Hagersgate, a communal entrance door provides access to the hallway where stairs rise to the first floor and entrance door to the apartment. On opening the front door we enter...

Hallway: with panelled internal doors to all rooms.

Bedroom: A single or bunk room with large sash window overlooking Hagersgate. The Gloworm central heating boiler is situated in this room.



Bedroom: A double room with small window to the side facing into a light well.

Shower Room: Fitted with a white suite and features a corner shower, WC and hand-basin. There is a fitted cupboard within which is situated the electric in-line heater which provides the hot water.



Open Plan Living Room And Kitchen: An open plan kitchen, living and dining area with a wide, sash window facing to the front, door to the balcony, and kitchen and dining areas.



The kitchen has a range of base units and wall cabinets with a tiled splashback, inset stainless steel sink unit and small hob. There is space for an automatic washing machine, space for oven, fridge and drier.

Outside

There is a large paved balcony (14'6 x 11'9) overlooking the harbour.





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.

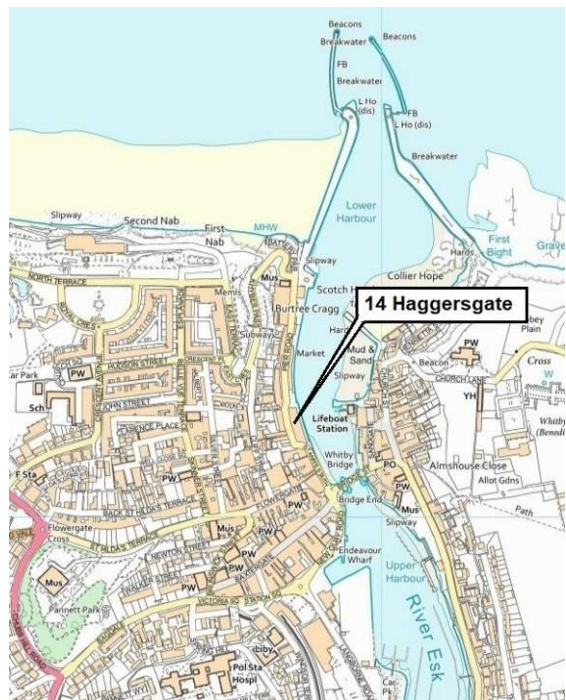
Directions: From our offices, head into Station Square and along New Quay Road to the swing bridge bearing left on to St Anne's Staithe and continuing on around the corner to Haggarsgate where you will find no.14 halfway down on the right hand side. See also location plan.

Tenure: Leasehold. The lease is for 999 years. Ground rent £30 per annum. It is understood each unit in the block (1 shop and 2 apartments) take out their own insurance. Under the terms of the lease commercial holiday letting is NOT allowed.

Services: The property is connected to mains water, gas, electricity and drainage. Heating is provide by a gas boiler and hot water by an in-line electric heater.

Council Tax: North Yorkshire Council (Tel: 0300 1312131). Band C – approx £2,150 for 2025/6.

Post Code: YO21 3PP



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

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