



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

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• Estate Agents

## 36 METROPOLE TOWERS WHITBY

*Town Centre ½ mile*



**A SPACIOUSLY AND NEWLY RENOVATED 2 BEDROOM FLAT ON THE WESTERN SIDE OF THIS LANDMARK BUILDING WITH BALCONY AND SUPERB VIEWS ALONG THE COASTLINE TOWARDS SANDSEND AND OUT TO SEA. SITUATED ON WHITBY'S WESTCLIFF, THE PROPERTY IS WELL LOCATED WITHIN EASY DISTANCE OF THE TOWN CENTRE AND BEACH.**

Entrance Hall, Lounge Dining Room with Balcony, Kitchen, Double Bedroom  
Bathroom, Double Bedroom with En-Suite.

**Guide Price: £250,000**

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## **PARTICULARS OF SALE**

This spacious apartment is located on the third floor of this local landmark building, set on the cliff top above the beach and affords stunning views to the west towards Sandsend and the sea catching the afternoon and evening sun making it perfect for to sit out and enjoy a cup of tea or perhaps something stronger.

The flat has been recently renovated by the vendors and includes a large lounge dining room with sea views and balcony, two double bedrooms (one with en-suite) and a house bathroom. The building has level access to all floors, courtesy of a lift and so is ideal for those seeking a view that might struggle with stairs!

Currently a new commercial holiday let the position on the west cliff make this the perfect proposition being within easy reach of all amenities, the harbour and beach.

Approached via the lift or stairs rising up to the third floor where an entrance door opens from the communal landing into...

**Hallway:** With doors to every room in the apartment, the spacious hallway has an attractive tiled floor, ½ panelling to the walls, wall mounted electric heater and large built-in cupboard and store.



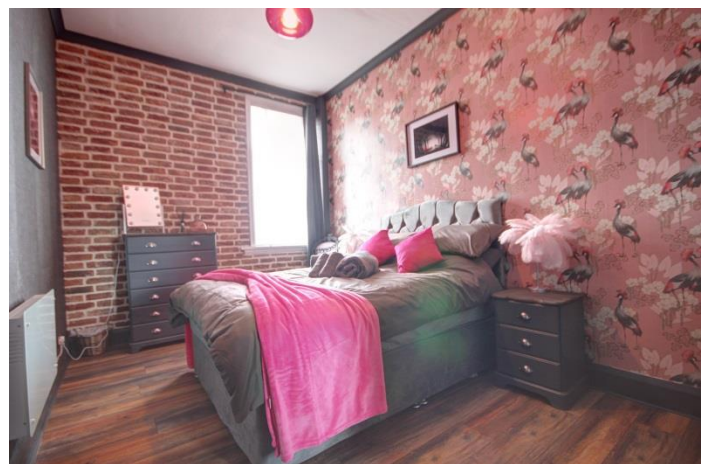
**Lounge Dining Room:** The spacious living room has two full height UPVC double glazed doors to and looking out across the balcony and along the coast. There is half panelling to the walls, laminated wood floor and modern wall mounted electric heating.



**Kitchen:** The kitchen has a range of modern cabinets at base and wall level, under laminate worktops, tiled splash-backs and floor, and two UPVC double glazed windows facing out over the balcony and town giving views along the coast. There are positions for an electric cooker, a fridge and fittings include a stainless steel sink with mixer tap plus filter cooker hood. There is a small breakfast bar.



**Bedroom:** A double room with wall mounted electric heater and uPVC double glazed window with views to the west.







**Bedroom:** Again a double bedroom with a two upVC double glazed windows to the west, panelled wall, laminated wood floor and wall mounted electric heater.

**En-Suite Shower Room:** A sliding door from the bedroom gives access where there is a cubicle with electric shower with dual fitting, hand-basin with vanity unit and w.c. Tiling to walls and floor, and heated towel radiator.



**Bathroom:** Having a large walk-in shower with electric shower, hand-basin and w.c. There is tiling to the walls and floor and an electric heated towel radiator.



## 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 Richardson and Smith's Offices take the road out of the town centre, turning right at the mini roundabout up Chubb Hill. At the next roundabout take the second exit. Proceed for about 400 metres until you reach another small roundabout. Turn right onto Argyle Road and the Metropole Towers lies at the end, on your left, overlooking the seafront. The access door to the flats lies to the left of the main door, where there is a lobby with a security intercom system for access. Both stairs and a lift give access to the third floor where the flat is situated.

**What3Words:** bravest.elbowing.anthems (to front door of block)



**Services:** The property is connected to mains electricity, water and drainage.

**Service Charge:** There is currently an charge of £180 pcm to cover communal areas with an annual one of charge of £400 to cover insurance due in January

**Council Tax Banding:** Band 'B' - North Yorkshire Council 0300 1312131

**Post Code:** YO21 3HU

**Tenure:** Freehold.

**EPC Rating:** TBC

## 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.*



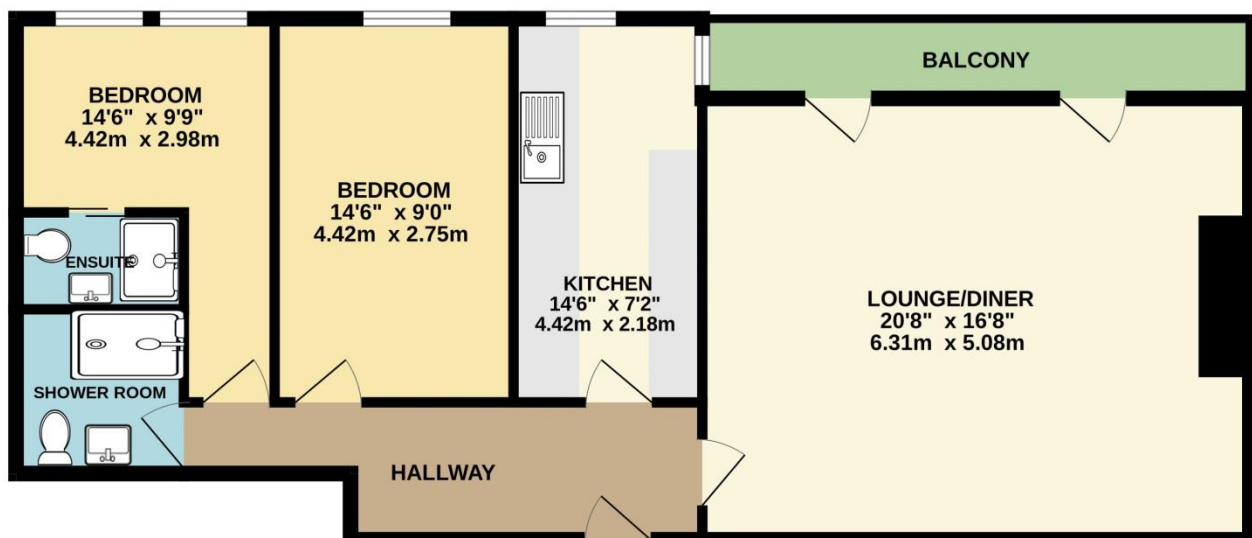
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TOTAL FLOOR AREA : 814 sq.ft. (75.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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