



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

5 ABBEY TERRACE, WHITBY

Whitby Town Centre approx. 1/4 mile



A BLOCK OF 5 ONE BEDROOM FLATS LYING HANDY FOR ALL THE TOWN'S AMENITIES, JUST IN FROM THE CLIFF TOP. IN NEED OF SOME MODERNISATION AND REFURBISHMENT. FOR SALE WITH VACANT POSSESSION ON COMPLETION.

Basement Flat: Lobby, Living Room, Kitchen, Inner Hall, Bathroom, Bedroom.

Ground Floor: Hall, Lounge, Kitchen, Bedroom, En-Suite Bathroom.

1st Floor: Hall, Bathroom, Living Room with Kitchen, Bedroom.

2nd Floor: Hall, Bathroom, Living Room with Kitchen, Bedroom.

3rd Floor: Dining Kitchen, Lounge, Bedroom, Bathroom.

Garden to front. Yard providing parking to rear and fire escape.

Guide Price: £360,000

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View from Attic Flat 5

PARTICULARS OF SALE

Lying one street in from the Cliff Top of Whitby's Westcliff, 5 Abbey Terrace is a large Victorian townhouse that has been converted into flats for many years. Built in brick under a slated roof, the property has large dormer windows to the front and rear plus a deep bay window on the lower 3 levels.



Lounge – Basement Flat 1

The property has been fully let until relatively recently, but following a plumbing fault has been water damaged confirming its ripeness for refurbishment now. One of the five apartments is occupied at the time of writing these details, but the tenant is relocating and the thought is to sell the property with vacant possession so that a new owner will have a free hand for upgrading.



Bathroom – Basement Flat 1

The basement apartment has its own access both at the front via 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.



Living Room – Flat 3

There is a substantial, steel fire escape to the rear of the building offering a second means of escape to all the upper flats. The building also has a fire alarm system and safety lighting.



Bedroom – Flat 3

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



Dining Kitchen – Attic Flat 5



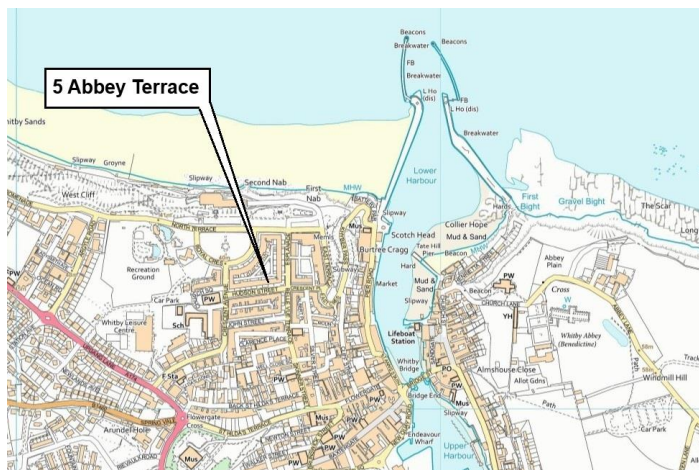
Rear Elevation

There is a small paved garden at the front of the building whilst to the rear is a yard with a limited area for bin storage plus 2 parking spaces alongside 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 tenant in the building has an assured shorthold tenancy but is current under notice. Vacant possession to be provided on 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.

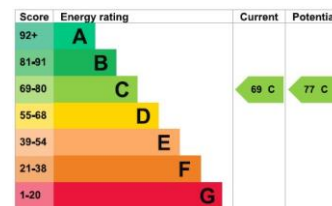


Services: The property is connected to mains water, gas, electricity and drainage. Flats 1-4 each have gas central heating and flats 5 has a gas fire. Each flat has coin operated gas and electric meters from a single supply to the building.

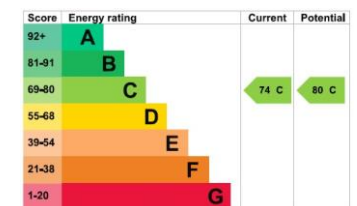
Council Tax: Each flat is band A with approx. £1,612 payable for 2025-6. North Yorkshire Council. Tel 01723 232323

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

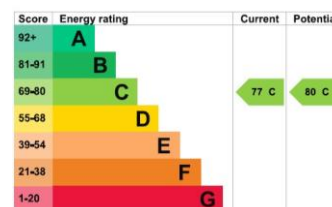
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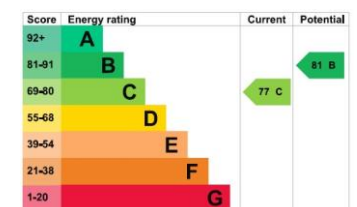
Flat 1



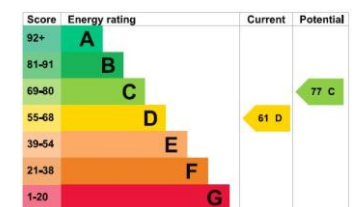
Flat 2



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.



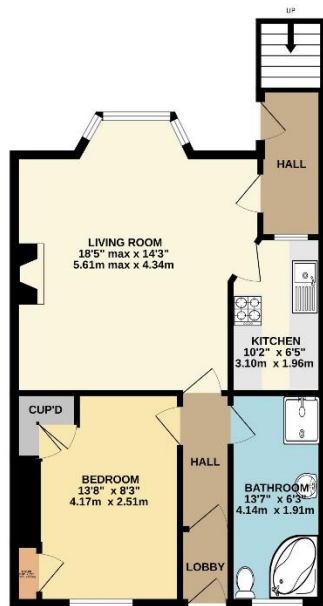
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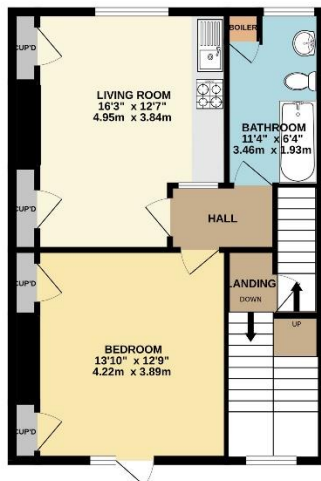
BASEMENT



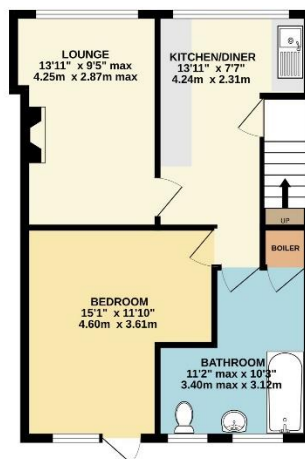
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR

Measurements are approximate.
Not to scale. Illustrative purposes only
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