

RICHARDSON & SMITH

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‘HATTIES HOUSE’ 2 VICTORIA PLACE, WHITBY

Whitby Town Centre



A 2 BEDROOM DUPLEX APARTMENT OCCUPYING THE TOP 2 FLOORS OF THIS GRADE II LISTED BUILDING, LOCATED IN A QUIET STREET ON THE EDGE OF THE TOWN CENTRE, CONVENIENT FOR THE TOWN'S MANY AMENITIES. WITH HOLIDAY LETTING PERMITTED, THIS COULD MAKE AN IDEAL HOLIDAY LETTING INVESTMENT.

Accommodation

Entrance Lobby & Stairs, Landing, Living Room including Kitchen, Double Bedroom with En-suite WC Cloakroom. op Floor: Landing, Twin Bedroom, Bathroom.

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PARTICULARS OF SALE

An established holiday letting apartment, Hatties House is a duplex apartment occupying the top two floors of this Grade II listed building, positioned in a quieter back street less than 100 yards away from the centre of the town. This is a great location, handy for the town's many attractions including pubs, shops and restaurants. The property even has access to private on-street parking, a real bonus!

Completely refitted and redeveloped by the current owners over the past couple of years the property is really well specified with fabulous décor and floor coverings, great quality kitchen and bathroom fittings, double glazing and proper gas central heating.



From the steps at the front of the building a private staircase rises to the landing off which there is the living room and master bedroom, a further flight of stairs then lead up to the top floor where there is a twin bedroom and the house bathroom.

The living room has a sash window looking out onto the town and has a sitting and dining area at the front with a feature fireplace, whilst an open archway leads into a smartly appointed fitted kitchen with a window to the side. The kitchen is finished with granite worktops and has fully integrated appliances including a dishwasher, oven, hob, fridge freezer and washing machine.



The master bedroom has two windows to the rear and an en-suite WC cloakroom. The guest Bedroom is a twin on the top floor with a dormer window looking out onto the town. The bathroom is smartly appointed with tiled walls and a modern white suite including a shower bath, WC with concealed cistern and wash basin set in a vanity unit. A Velux rooflight faces to the rear.



Master Bedroom



House Bathroom



Guest Bedroom



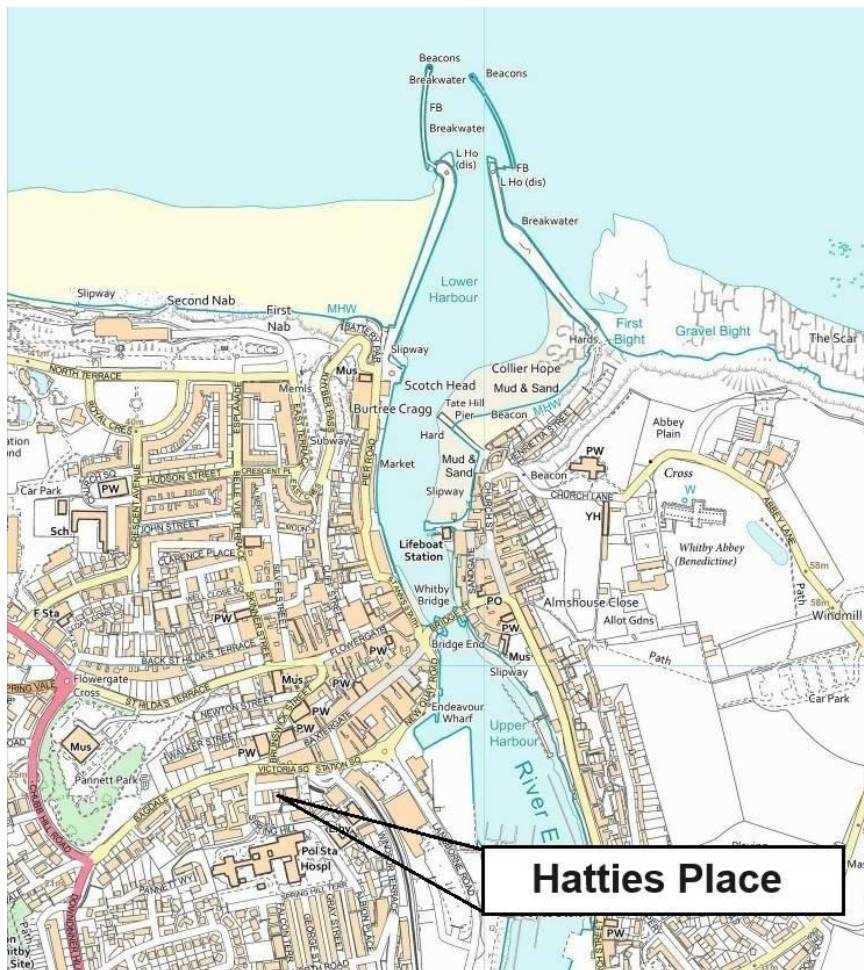
Dormer – Bedroom 2

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: Victoria Place lies parallel to, and to the rear of, Victoria Square in Whitby Town Centre. From the harbour head west past the train and bus stations and Victoria Place is on your left hand side, adjacent to the Coliseum. See also location plan.

Tenure: Leasehold, on a new long lease to be set up on completion of the sale. Holiday letting and pets will be allowed. A service charge will cover communal insurance and there will be a 33% liability for structural issues. £50 per annum ground rent.



Parking: Parking is unrestricted on Victoria Place but the road is owned privately and is not adopted. Parking is usually private to the owners of the properties on the street.

Planning: The property falls within the administrative area of the North Yorkshire Council and is an established holiday letting apartment. The property is grade II listed and lies with the Conservation Area. Tel: 01723 232323.

Services: The property has mains water, electricity gas and sewerage. There is gas central heating with a combi boiler in the cupboard in the lounge.

Post Code: YO21 1EZ

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
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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