

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

## **“THE LOFT”, FLAT 6 9 THE ESPLANADE, WHITBY**

*Whitby town centre approx. ¼ mile*



**WELL PRESENTED, 1 BEDROOM, TOP FLOOR FLAT, CLOSE TO WHITBY'S WESTCLIFF AND A SHORT WALK TO THE HARBOUR. CURRENTLY HOLIDAY LETTING ACCOMMODATION THE FLAT IS CONVENIENT FOR ALL THE AMENITIES OF THE TOWN, AND COULD BE A LOVELY BOLT HOLE OR INVESTMENT AT AN AFFORDABLE PRICE.**

Accommodation:

Communal Entrance, Hallway and Stairs.

Entrance Lobby, Stairs to Landing, Double Bedroom, Bathroom, Open Plan Lounge Kitchen

**GUIDE PRICE: £97,950**

[email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk)

[www.richardsonandsmith.co.uk](http://www.richardsonandsmith.co.uk)



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298

Fax: (01947) 820594



**Partners: Robert C Smith**

**Ian K Halley FRICS**

**James EJ Smith MRICS FNAEA**

## **PARTICULARS OF SALE.**

This top floor flat was part of a comprehensive conversion which took place in 2019 and offers a well presented opportunity for an affordable first home, bolthole or investment. Although there are a number of stairs to the flat, once there the rooms are all of a good size, being well fitted out and benefits modern electric heating throughout. The flat is close to all local amenities and attractions of the West Cliff, whilst the town centre, shops and amenities are only a short walk. Currently the flat is holiday letting accommodation and is sold with contents and future bookings in place.

From the pavement, steps rise up to the communal front door which opens into a hallway with stairs to all floors. The entrance door is on the 4<sup>th</sup> floor.

The entrance door opens into a hallway with panel door leads into ...

**Entrance Lobby:** With stairs up to the .....

**Landing:** With doors off to all rooms.

**Bedroom:** With Velux window and storage cupboard within which is situated high pressure hot water tank

**Bathroom:** With modern white suite comprising bath with shower attachment, low flush WC, a wash hand basin and chrome heated towel rail. The shower room has an extractor fan and Velux window.



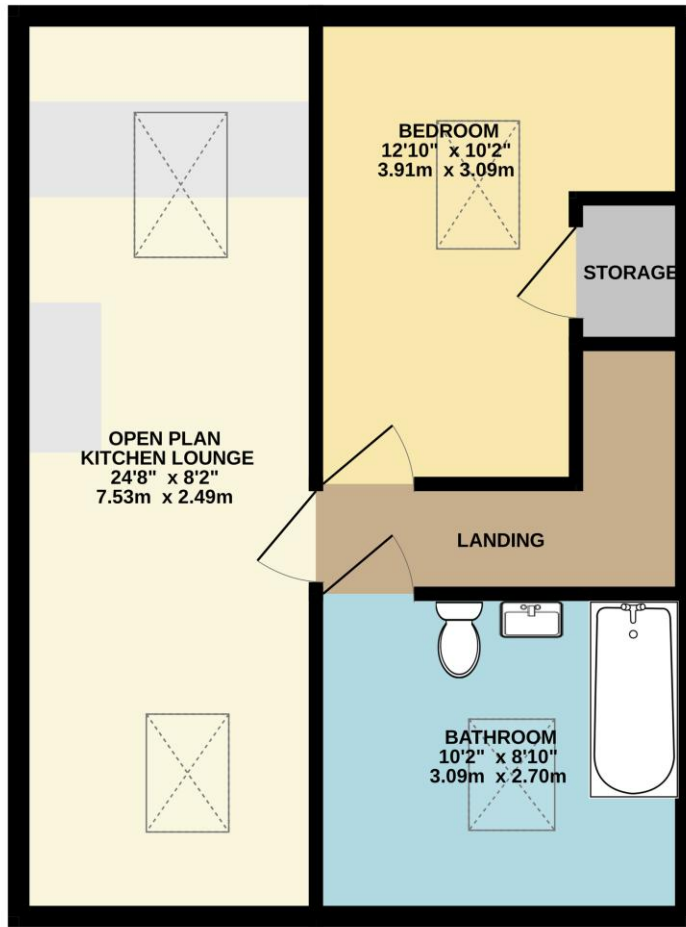
**Open Plan Lounge Kitchen:** Split in to two parts with distinct seating and kitchen/eating areas, with Velux windows to either side. The kitchen area has a range of high gloss black fixed and free standing units with laminated working surfaces, inset stainless steel sink unit and tiled splash-backs. There is an integral oven, hob and extractor fan.



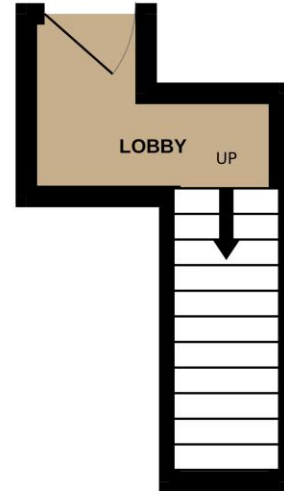
## **Outside**

There is a forecourt area in front of the property for the use of all flats

1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



GROUND FLOOR  
50 sq.ft. (4.7 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



## **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 R & S offices go up Bagdale, turn right up Chubb Hill at the mini-roundabout. At the top take the second tuning off the roundabout unto Upgang Lane before taking the first right turn on to Crescent Avenue. Follow the road around the left hand bend, taking the 2<sup>nd</sup> right onto Abbey Terrace. At the bottom turn left onto The Esplanade. No 9 is halfway along on the left. See also location plan.

**Tenure:** Leasehold. 999 years from 2006. There is currently a £77 per month management and maintenance fee.

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

**Council Tax Banding:** The apartment is currently assessed under business rates. North Yorkshire Council Tel 01723 232 323.

**Post Code:** YO21 3HH

## **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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