



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

4 UPGANG LANE, WHITBY

Whitby Town Centre approx. 1/4 mile



A FREEHOLD BLOCK OF 3, TWO AND THREE BEDROOM FLATS, LYING HANDY FOR THE TOWN'S AMENITIES, CLOSE TO PANNETT PARK. IN NEED OF SOME MODERNISATION AND REFURBISHMENT, THESE FLATS ARE FOR SALE WITH VACANT POSSESSION.

Communal Porch, Inner Hallway, Stairs and Landings.

Ground: Hallway, Lounge, Dining Room, Kitchen, Bathroom, 2 Double Bedrooms.

1st: Hallway & Inner Halls, Lounge, Kitchen, 2 Double Bedrooms, Single Bedroom, Bathroom & WC.

2nd: Hall, Living Room, Kitchen, Bathroom, 2 Double Bedrooms.

Garden to front. Pathway to side. Yard to rear.

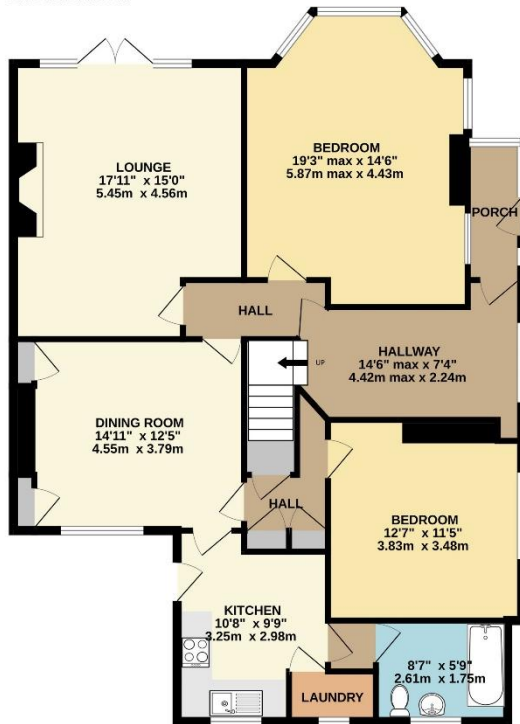
Guide Price: £395,000

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

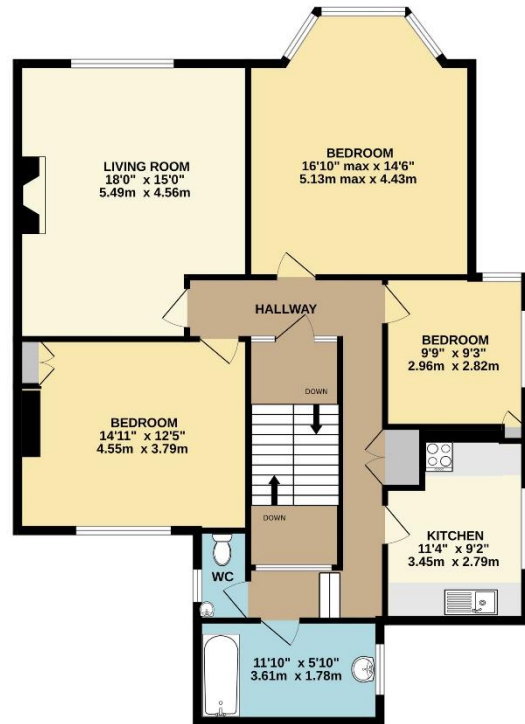
Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk

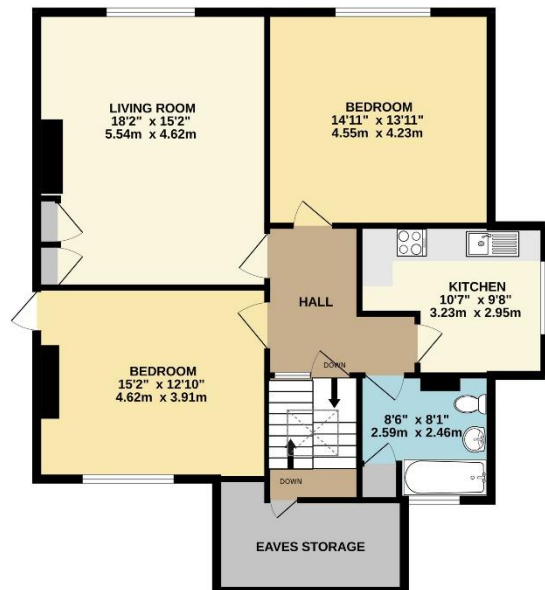
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Flats 1-3 4 Upgang Lane Whitby YO21 3EA

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

PARTICULARS OF SALE

Lying close to the town centre and the town park, 4 Upgang Lane is a large turn of the century townhouse that has been converted to 3 large apartments.

The building has a modest garden at the front bounded by a tall privet hedge and a walled and concreted yard to the rear. From the path running down the side of the house a door opens into a porch with an inner door connecting into a tiled communal hallway. From here a door opens into the ground floor flat and stairs rise to the two upper units.

The ground floor apartment has 2 double bedrooms and 2 reception rooms, a kitchen and bathroom. The apartment has doors out directly into the front garden, which has traditionally gone with this flat, and to the rear yard.

The middle flat has 3 bedrooms, each of which can take a double bed, plus a large living room and a kitchen which can take a table and chairs. At the rear of the building is a bathroom and separate WC.

The top flat lies within the slopes of the roof and has 2 large double bedrooms, a spacious living room, modern fitted kitchen and a bathroom. The landlords have an eaves storage void off the communal stairs.

A door from the back bedroom in the top floor flat offers a second means of escape in emergency through the adjoining block of apartments.

Each flat has separate service supplies and central heating.



GENERAL REMARKS AND STIPULATIONS

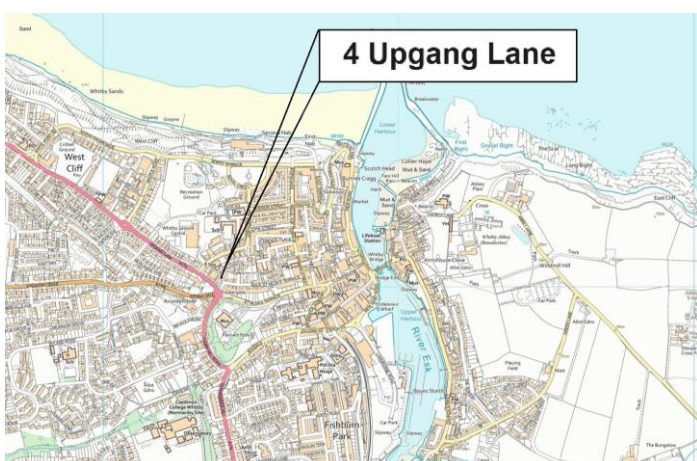
Viewing: Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Tenure: Freehold. The remaining residential tenant in the building is currently under notice. Vacant possession to be provided on completion.

Services: Each flat in the property is connected to mains water, gas, electricity and drainage. Each flat has gas central heating.

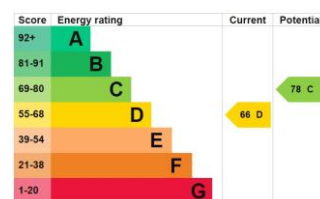
Council Tax: Each flat is band 'B' with approx. £1,881 payable for 2025-6. North Yorkshire Council. Tel 01723 232323

Planning: The property is not listed, but is in a Conservation Area. North Yorkshire Council. Tel:01723 232323.



Directions: From the town centre, head through Victoria Square (the bus station) and up Bagdale to the mini-roundabout. Turn right and follow the edge of the park up to the next roundabout. Take the second left turn off the roundabout and 4 Uppang Lane lies immediately on your right hand side.

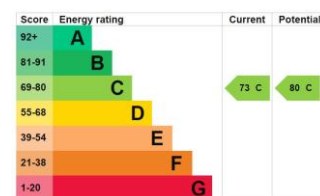
Post Code: YO21 3EA



Flat 1



Flat 2



Flat 3

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.



RICHARDSON & SMITH

Chartered Surveyors • Auctioneers • Valuers • Estate Agents

