

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

FLAT 3 11 THE ESPLANADE, WHITBY

Whitby town centre approx. ¼ mile



BEAUTIFULLY PRESENTED, 1 BEDROOM APARTMENT, CLOSE TO WHITBY'S WESTCLIFF AND A SHORT WALK TO THE HARBOUR. A HIGH QUALITY PRIVATE SECOND HOME THE FLAT IS CONVENIENT FOR ALL THE AMENITIES OF THE TOWN, AND COULD BE A LOVELY BOLT HOLE AS NOW OR INVESTMENT AT AN AFFORDABLE PRICE.

Accommodation:

Communal Entrance, Hallway and Stairs.
Entrance Lobby, Lounge, Kitchen, Double Bedroom, Bathroom,

GUIDE PRICE: £155,000

email@richardsonandsmith.co.uk

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

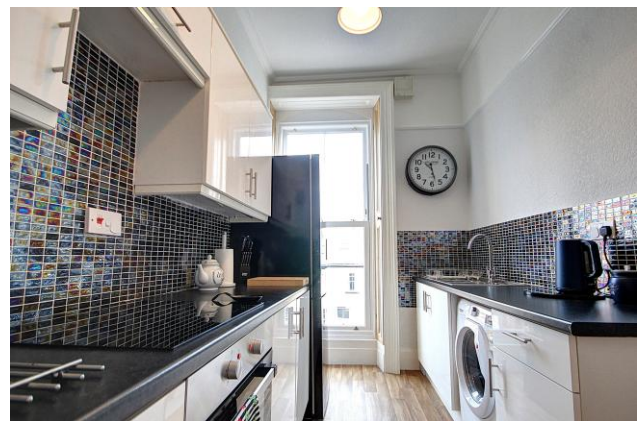
PARTICULARS OF SALE.

This lovely 1st floor flat has been comprehensively renovated by the Vendors in their ownership, the quality of which can only be fully appreciated on inspection. All of the rooms are very generous in size, with separate lounge and kitchen, unlike many conversions in the area, all with high ceilings, period skirting boards and coving, all having the benefit from modern gas central heating throughout with double glazed sash windows making for maximum efficiency as can be seen with an excellent C rated Energy Performance Certificate. The flat is close to all local amenities and attractions of the West Cliff, which can be seen from the lounge window, whilst the town centre, shops and amenities are only a short walk. A restrictive covenant in the lease prohibits holiday lettings and pets meaning the flat can be enjoyed without noise and inconvenience that some other blocks suffer.

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 1st floor.

The entrance door opens into a hallway with storage cupboard and panel door leads into ...

Separate Kitchen: The kitchen has a range of high gloss cream base units with laminated working surfaces and matching wall cupboards over. There is an inset stainless steel sink unit, decorative tiled splash-backs with an integral oven, hob and extractor fan. There is plumbing for an automatic washing machine and space for fridge freezer.



Lounge: A generous light and airy room with the focal point an impressive cast fireplace with ornate marble surround but made even better by the V-shaped bay window which allows light to flood in and affords views down the Esplanade to the West Cliff and the sea beyond. There are fully working period shutters to the each side of the bay and coving to the ceiling.

Bedroom: Again a generous room with high ceilings and coving, window to the rear, built-in wardrobe and access to an open rear lobby off which is a storage cupboard, within which is situated the gas central heating boiler, and door into the



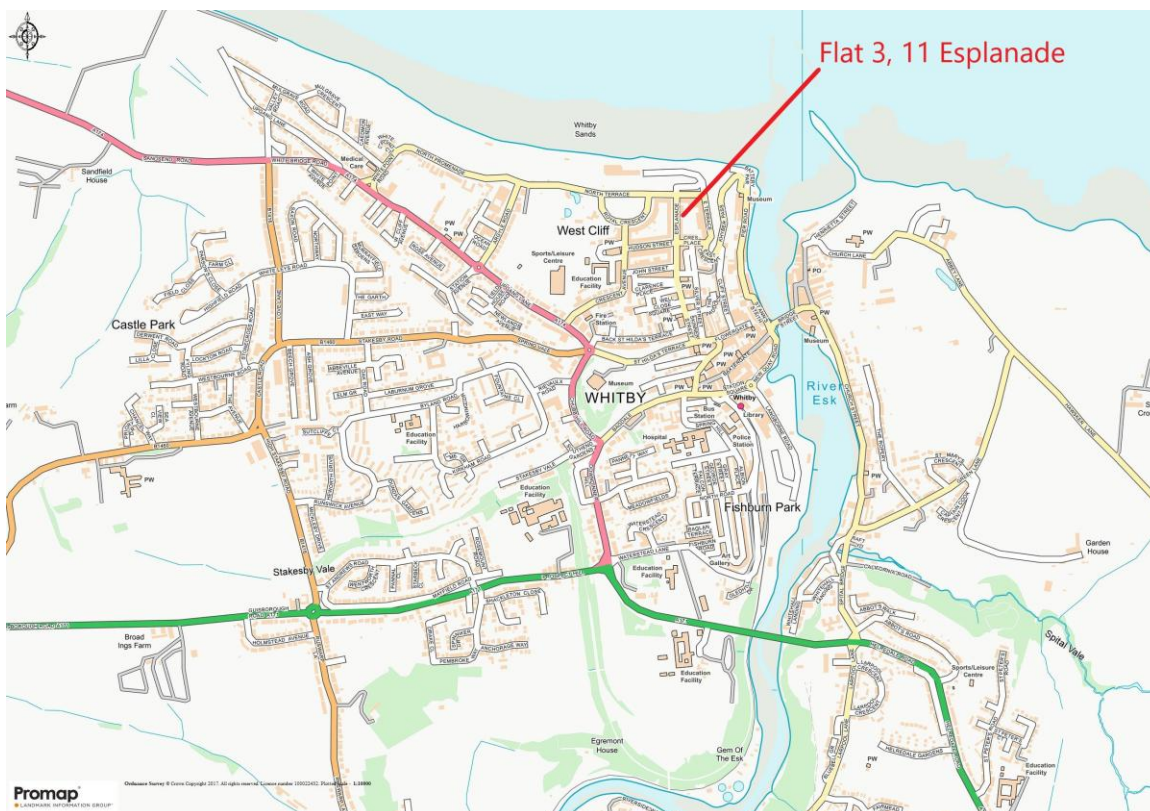
Bathroom: With modern white suite comprising bath with shower attachment, low flush WC, a wash hand basin and chrome heated towel rail. The shower room has an extractor fan and window to the rear.

Outside

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



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



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 2nd right onto Abbey Terrace. At the bottom turn left onto The Esplanade. No 11 is halfway along on the left. See also location plan.

Tenure: Leasehold. 999 years from 2006. There is currently a £*** per month management and maintenance fee. Each flat has 1 share in the freehold of the property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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Call us for a free appraisal of your property if you are considering selling



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