



RICHARDSON & SMITH

Chartered Surveyors

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FLAT 1, 12-13 BAXTERGATE, WHITBY

Whitby Town Centre



A RECENTLY MODERNIZED, SPACIOUS AND STYLISH 2-3 BEDROOM FIRST FLOOR APARTMENT. CENTRALLY LOCATED, HANDY FOR ACCESS TO ALL THE TOWNS SHOPS PUBS AND RESTAURANTS, JUST YARDS FROM THE HARBOUR. A PRODUCTIVE HOLIDAY LET THIS CAN BE AVAILABLE TO INCLUDE CONTENTS AS A READY TO GO HOLIDAY LET.

Private Hallway, 2x Double Bedrooms, Single Bedroom / Study, Bathroom, Living Room & Kitchen. Communal Stairs and Landings. Communal Basement Storage Area.

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PARTICULARS OF SALE

Comprehensively refurbished and upgraded in 2021, this first floor apartment now looks and feels like a brand new building when you are inside it. One of two flats in the building sharing a communal stairwell, they lie in the heart of the town, convenient for pubs, shops and restaurants, lying within yards of the harbour.

From the alleyway running off Baxtergate, a door opens onto a communal stairwell with staircase rising to the first floor where an entrance door opens into Apartment 1.



The entrance door opens into a wide, central hallway with doors off to ...



The spacious main living room has two windows to the front and a wide archway opening into the kitchen at the rear and a recessed cupboard offers storage.



The kitchen has a window to the rear and is fitted with a modern grey coloured suite of cabinets with a composite sink, an integral electric oven and hob with cookerhood over and concealed fridge freezer and dishwasher. The Worcester combi gas central heating boiler is also concealed amongst the units.



The master bedroom is a spacious double room and lies to the rear. A recessed cupboard offers additional storage.



The second bedroom is a smaller double bedroom with a window to the front. The third bedroom is an L-shaped single room with 2 windows to the front of the building. The room could equally make a small study or simply offer storage.



The bathroom is fitted with a modern white suite including a panel bath with central taps, a separate oversized shower, a basin set in a vanity unit and a WC with concealed cistern.



Communal Basement

Both the shop and the two residential apartments in the building have access via some double doors on the side of the building down to a communal basement storage area covering the whole of the footprint of the building. This area houses the electricity meters and switchgear too.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	71 C
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

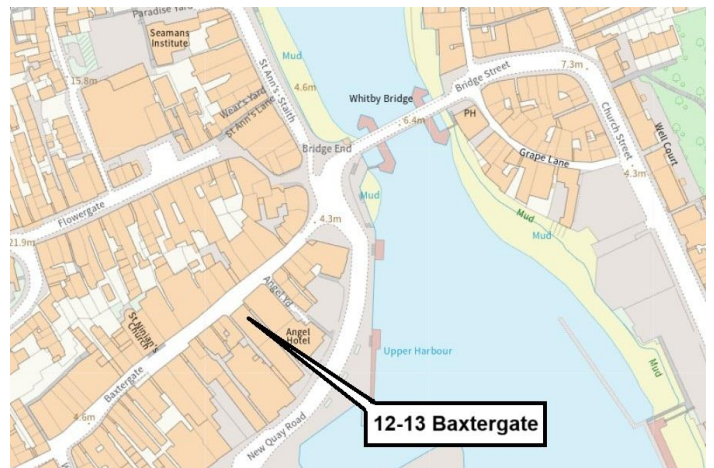
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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.

GENERAL REMARKS & 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.



Directions: Baxtergate is the main retail shopping street in Whitby town centre, running west from the swing bridge over the harbour. No 12-13 is Costa Coffee at ground floor level and the access to the flats lies from a separate door from the alleyway on the east (left) side of the shop. See also location plan.



Property Contents: These are available by additional negotiation on top of the price of the apartment.

Services: The property is connected to mains water, gas and electricity supplies, and to mains sewerage. The flat has its own gas central heating system with a combi boiler in a cupboard within the kitchen area and radiators around the flat.

Local Taxation: The apartment is business rated as a commercial holiday let with a rateable value of £2,100 per annum. This would mean rates payable of approx. £1,048 for 2025/6 before reliefs. North Yorkshire Council. Tel 01723 232323.

Tenure: Leasehold with remainder of 250 year initial term from November 2017.

Post Code: YO21 1BW



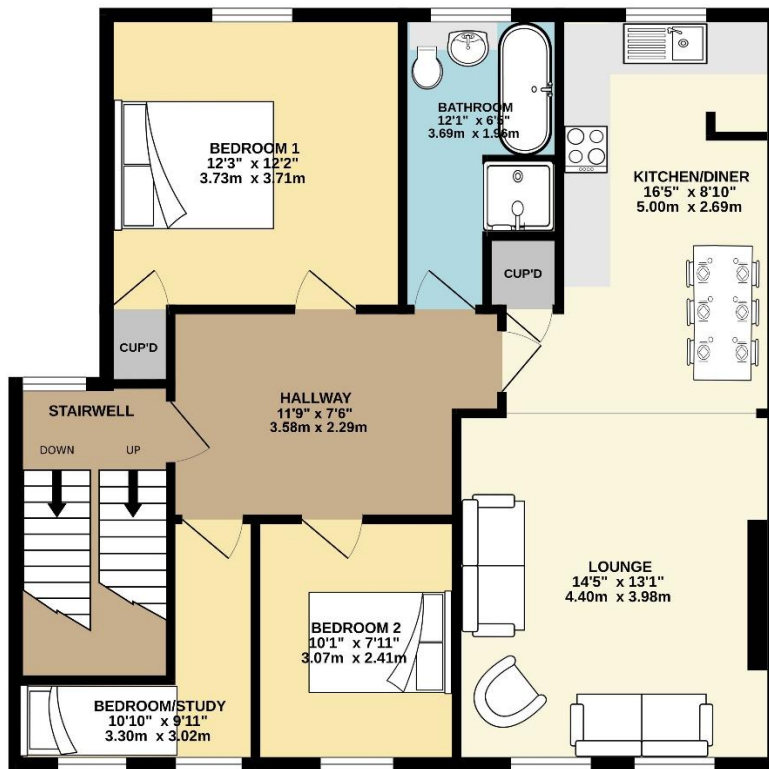
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First Floor

TOTAL FLOOR AREA: 900 sq. ft. (83.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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