

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

UPPER FLAT, 7 BAGDALE, WHITBY

Whitby town centre approx. ¼ mile



A 1 BEDROOM APARTMENT ON FIRST AND SECOND FLOOR LEVELS, SITUATED JUST YARDS FROM THE TOWN CENTRE AND THEREFORE HANDY FOR THE PUBS, SHOPS AND RESTAURANTS. NO FORWARD CHAIN.

Accommodation:

Entrance Hallway and Stairs, Living Room, Kitchen. Bedroom and Shower Room.

GUIDE PRICE: £135,000

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PARTICULARS OF SALE.

This property is a duplex apartment being one of 4 in the scheme. With its own private access, the property offers 1 bedroom accommodation, with views looking onto some of the town's most prestigious Georgian properties and up towards Pannett Park.

From the communal steps at the front of the building, a panelled entrance door opens into ...

Entrance Hallway: a hallway with a part glazed inner door opening onto a winding staircase rising up to a small first floor level landing with doors opening to ...

Living Room: 11'5 (13'9 into the bay window) x 12'0 The living room has a UPVC double glazed bay window facing out to the front of the property. There is a shallow recess storage cupboard, moulded ceiling cornice and fitted carpet.



Kitchen: 7'9 x 7'5 The smartly presented kitchen is fitted with a range of cabinets in a wood effect finish at wall and base levels with dark laminate worktops and tiled splashbacks. Fittings include a stainless steel sink unit with mixer tap, 4 ring electric hob and matching oven, plus a cooker hood. Auto washing machine point and space for a refrigerator. A uPVC double glazed window faces to the side, vinyl flooring, extractor fan. The gas central heating boiler is mounted on the wall in the kitchen.



The staircase rises up from the first floor to a small second floor landing with fitted carpet and a heritage style Velux rooflight window to the rear. From here doors open to

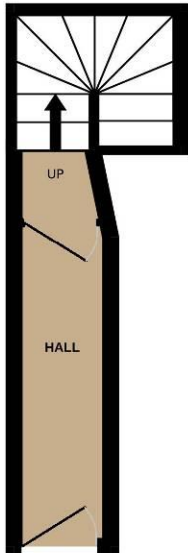
Bedroom: 11'10 x 11'4 overall A double bedroom with a double glazed dormer window facing out to the front with views of the surrounding Georgian houses and up towards the park. Fitted carpet.



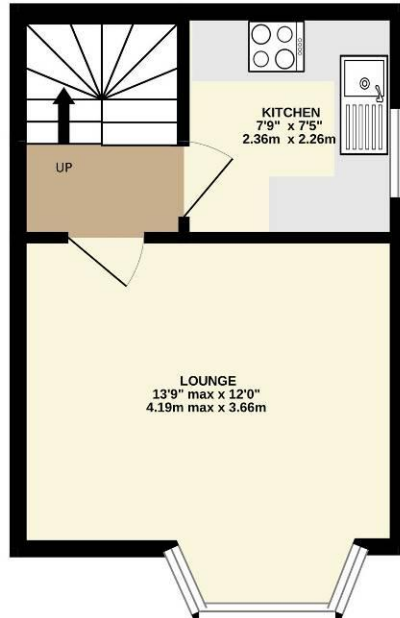
Shower Room: 7'5 x 5'10 overall A compact shower room with a vinyl floor and a modern suite comprising a low flush WC, pedestal wash basin and a tiled shower cubicle with an Aqualisa shower fitting. Heritage style Velux rooflight window to the rear, extractor fan, chrome electric rail.



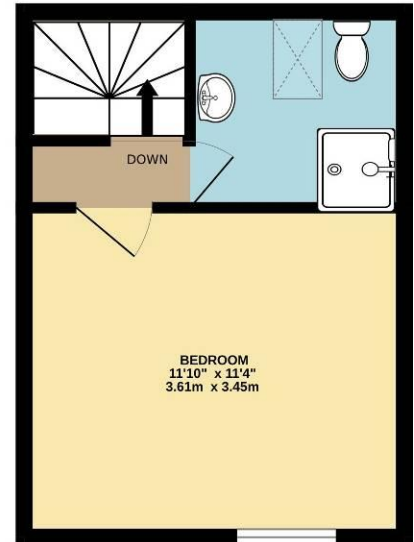
GROUND FLOOR



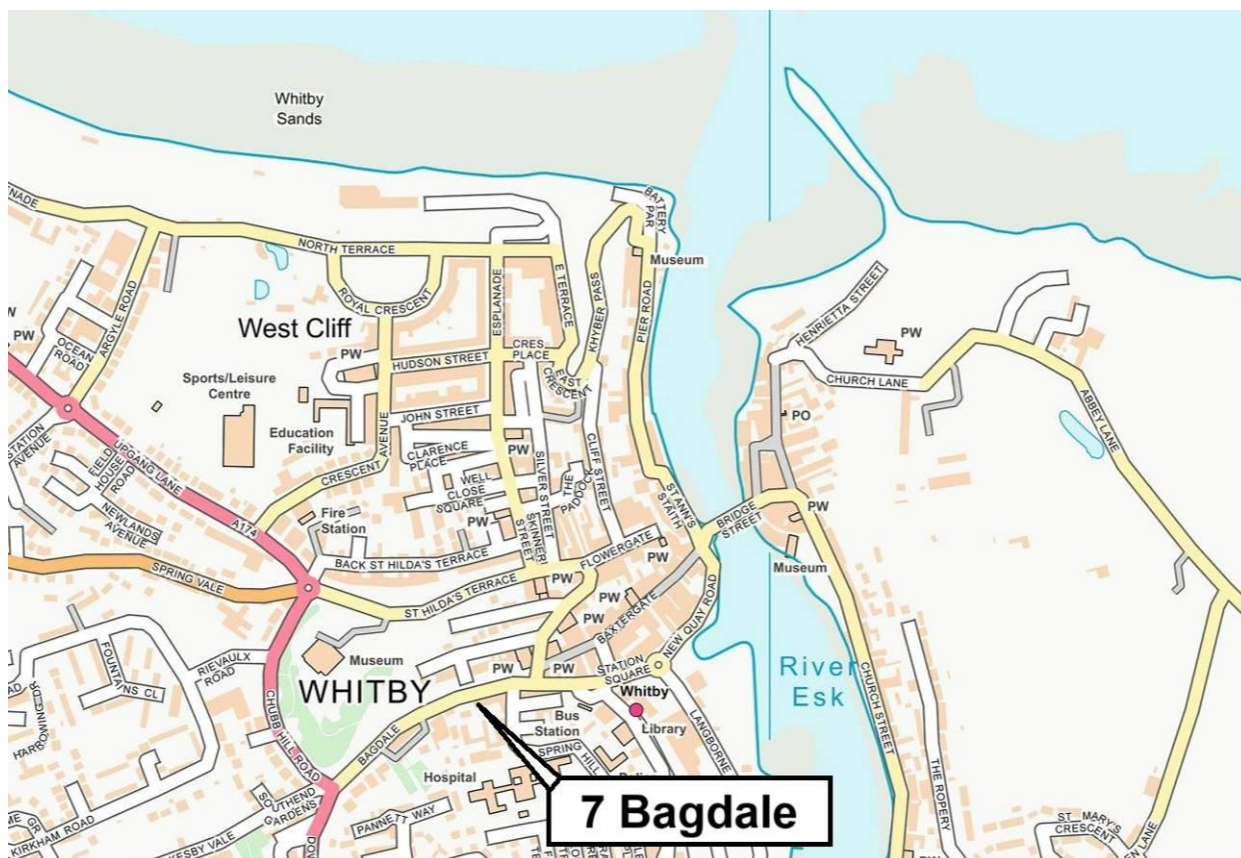
1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 568 sq.ft. (52.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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 making an appointment to view this property.

Directions: From our offices, head back out of town along Bagdale and No.7 lies on your left hand side. See location plan.

Tenure: Leasehold. The lease is for 999 years from 2007. The ground rent is £150 per annum. There is a service charge of around £500 per annum covering communal maintenance issues and insurance. The leasehold currently prohibits business use (including holiday letting) but the freeholders have expressed a willingness to enter into a deed of variation to allow holiday letting for the payment of a fee estimated at £2,500.

Services: The property is connected to mains water, gas, electricity and drainage. Heating is provided by a gas central heating boiler.

Council Tax: The property is band A for council tax with approx. £1,624 payable for 2025/6. North Yorkshire Council Tel 01723 232 323.

Post Code: YO21 1QL

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	11 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.

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



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