



# RICHARDSON & SMITH

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## FLAT 1A, 17 ST HILDA'S TERRACE, WHITBY

*Town Centre approx. ¼ mile*



**A COMPACT, 1 BEDROOM, SINGLE STORY GROUND FLOOR FLAT, SET IN THE YARD AT THE REAR OF THIS PRESTIGIOUS GRADE II\* LISTED TERRACED BUILDING, CLOSE TO THE PARK AND NEAR TO THE TOWN CENTRE. HANDY FOR THE TOWN'S AMENITIES, THIS IS USEFUL POSITION FOR A BOLT HOLE OR INVESTMENT PROPERTY.**

**HOLIDAY LETTING IS NOT PERMITTED IN THE BUILDING.**

Accommodation:

Communal Lobby, Private Hallway, Shower Room, Living Kitchen, Double Bedroom.

**Guide Price: £74,950**

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*Living Room*

#### **PARTICULARS OF SALE**

Flat 1a, 17 St Hilda's Terrace is a compact 1 bedroom apartment lying in a single story off-shoot to the main terraced building, within the back yard of the property.

This is a great position, handy for the town centre and all the town's amenities, including the nearby park and museum, yet away from the busier tourist footfall.

Accessed via the communal entrance lobby to the main building, which has been converted to apartments, this flat also has its own direct access from the communal yard.

From the street, double doors open into a communal entrance lobby with allocated post boxes for each apartment. From here a door opens directly into Flat 1a.

The entrance door opens into a small private hallway, off which doors open to the shower room and into the main living room.

The property has been recently upgraded with a new shower suite installed in place of the former bathroom. The modern white suite includes a glazed shower cubicle with thermostatic shower and wet-walling, a pedestal wash hand basin and a low flush WC. The room has an extractor fan and a chrome ladder style central heating towel radiator.



*Communal Entrance Lobby*

The main living room has windows to the side and rear, a Velux rooflight window and a half-glazed entrance door to the side, opening into the narrow yard. The kitchen area is fitted with a simple suite of white laminate units under wooden laminate worktops.



There is a stainless steel sink unit and a position for an electric oven and an automatic washing machine. A cooker hood lies over the cooker position. The wall mounted Worcester combination style central heating boiler is positioned in this area.



A connecting door leads from here into the bedroom. A double room with wide window facing to the side.

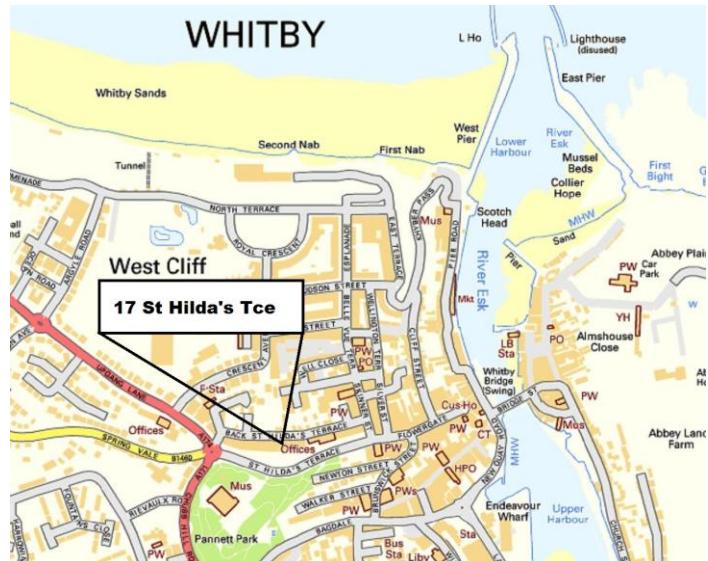


### Outside

The property has access to the narrow, shared yard which houses the bins for the building. Steps descend to some undercroft rooms including the meter room housing the electric meters for all the flats. A gate opens from this yard, directly onto the pavement. On street disc parking with resident's permits is available.

### 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.



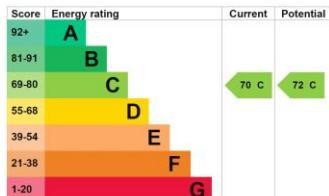
**Directions:** From our offices, on foot, head across the road and walk up Brunswick Street, turning left at the top onto Flowergate. Walk up Flowergate and turn second right onto Skinner Street and then first left onto Back St Hilda's Terrace. The property lies on your left hand side, half way up the street. The property can be accessed through the communal double doors for the building or from the secondary gate, which leads into the yard where there is a door directly into the flat. See location plan.

**Services:** The property is connected to mains water, gas, electricity and drainage. Central heating and hot water are provided by wall mounted gas combi boiler located in the living room.

**Tenure:** The property is currently owned by the freehold owner of the building, but will be sold with new long leasehold title. The new owner will be liable for a modest ground rent and a proportionate share of communal expenses.

**Council Tax Banding:** The property is assessed as band A for council tax. The amount payable for 2025-26 is approx. £1,612. North Yorkshire Council. Tel: 01723 232323.

**Post Code:** YO21 3AE



### 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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Measurements are approximate. Not to scale. Illustrative purposes only.  
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