



**FLAT 3, SMARDALE HOUSE, WHITBY**  
Guide Price £415,000



## ABOUT THIS PROPERTY

Hendersons introduce 3 Smardale House, a bright, airy, maisonette located within the coastal village of Sandsend. Having sea views as well as being mere steps from the beach, this property would make the loveliest coastal home.

The accommodation is set over the upper two floors of the building and accessed via a shared ground floor entrance. The wrap around staircase exclusively serves flat 3, leading up to the first-floor landing, here you will find a useful area for storing coats, footwear, and beach gear. The front door leads on to the hallway that serves the generous front facing lounge and open plan kitchen/dining area. The kitchen features modern shaker style cabinetry and includes a range of integral appliances. On to the second floor, where you will find three good sized bedrooms and a house bathroom with 'P' shaped bath and overhead shower, w.c and hand basin.

Externally, to the side of Smardale House, is a shared yard that can be used for drying clothes, and washing down wetsuits etc using the outdoor tap, then storing away in the handy storage shed that is available for use. The property was extensively refurbished 10 years ago and included a full rewire, plumbing system, wall insulation, plastering and joinery, as well as a new roof and rainwater goods. Sandsend is one of the most sought-after locations and with its fossil-rich rock pools, golden beaches, and quirky cottages it is easy to see why!

A 999-year lease is in place and each apartment in the block of three, has a share of the freehold. Management and maintenance is arranged on an 'as & when required' basis with the exception of external decoration which must be maintained every five years as stipulated in the lease. The apartments have a lease in place that does not allow holiday letting therefore offering security to those living there full time or using as a bolt hole. Long-term letting (min 6 month) IS permitted however making 3

Smardale House an ideal permanent, second or investment property. If required, all contents can be included in the sale.

### *Key information about this property...*

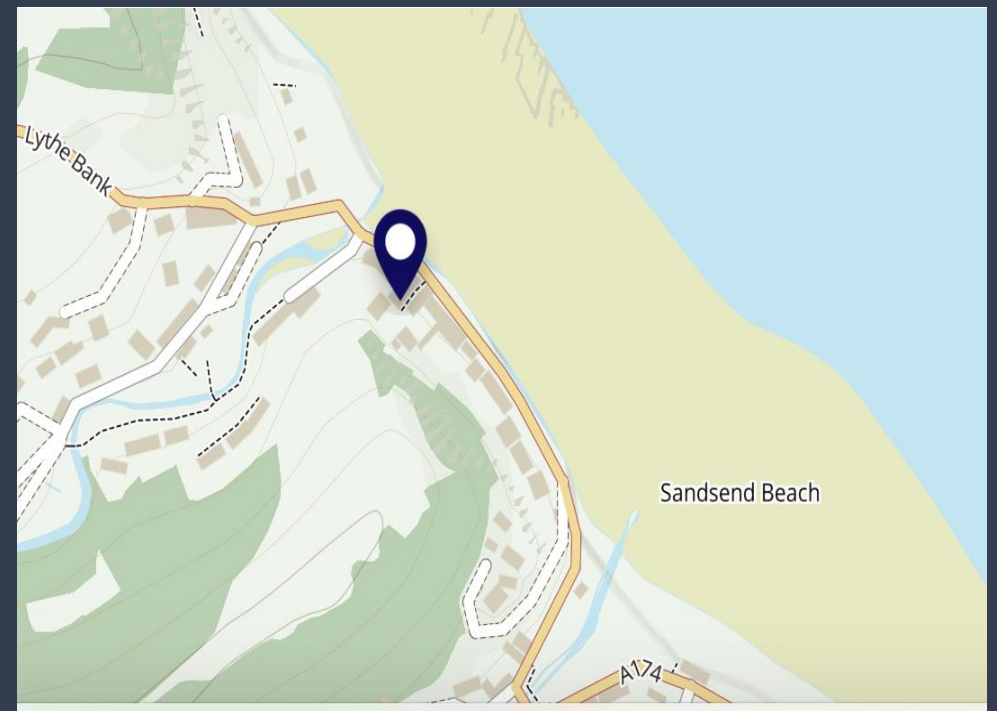
EPC Rating: E

Property Tenure: Leasehold

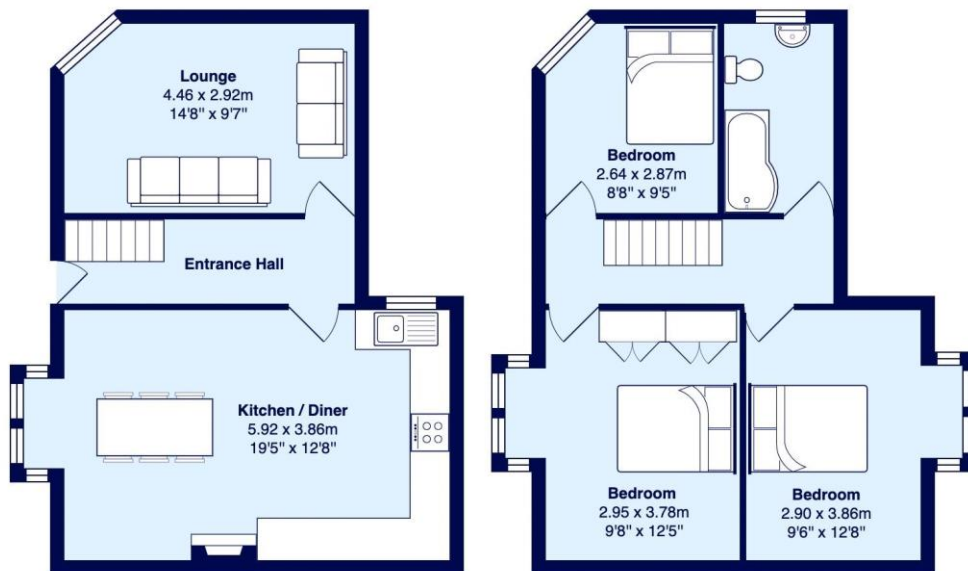
Property Reference: 2667

Services: All mains connected





**Want to book a viewing of this property call  
one of our property advisors on 01947 60 26 26  
Monday to Friday – 9am to 5.30pm  
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