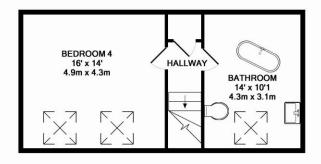




#### 1ST FLOOR APPROX. FLOOR AREA 849 SQ.FT. (78.9 SQ.M.) TOTAL APPROX. FLOOR AREA 2100 SQ.FT. (195.1 SQ.M.)

IOTAL APPHOX. FLOOR AREA ZIOU SQLFT. (150. ISQ.M.) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropix ©2016

GROUND FLOOR APPROX. FLOOR AREA 853 SQ.FT. (79.3 SQ.M.)



2ND FLOOR APPROX. FLOOR AREA 398 SQ.FT. (37.0 SQ.M.)

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

## 5 VICTORIA SQUARE WHITBY YO21 1EA

### DESCRIPTION

5 Victoria Square has been finished to an exceptionally high standard by the current owners who are looking to sell the property fully furnished, meaning this property is ready to move straight into as a permanent home or it would make an ideal lucrative holiday letting property.

Located in the centre of Whitby you are only a stones throw away from all the amenities that Whitby has to offer.

The kitchen and bathroom where both been supplied and fitted by the locally renowned Stringers of Whitby. The kitchen offer a large Range Cooker, granite work tops and quality wood fronted units and a bespoke seating and dining area.

All the rooms are of very generous proportions and still retain many of the period features that you would expect including plaster coving, ceiling roses and original sliding sash windows.

Externally the property benefit form a stone flagged area ideal for wining and dining during those summer months. Internal inspection is a must to fully appreciate all this property has to offer but don't delay as we feel this one will be snapped up.

#### ACCOMMODATION

#### **GROUND FLOOR**

LOUNGE 13' 8" x 25' 1" (4.16m x 7.64m)

DINING AREA 13' 10" x 11' 2" (4.21m x 3.40m)

KITCHEN AREA 10' 8" x 13' 6" (3.25m x 4.11m)

**BOILER ROOM** 

DOWNSTAIRS W.C 3' 6" x 5' 11" (1.07m x 1.80m)

FIRST FLOOR

BATHROOM 12' 1" x 5' 11" (3.68m x 1.80m)

BEDROOM 1 (MASTER) 13' 9" x 17' 9" (4.19m x 5.41m)

EN-SUITE 10' 0" x 5' 6" (3.05m x 1.68m)

BEDROOM 2 13' 4" x 13' 7" (4.06m x 4.14m)

BEDROOM 3 10' 10" x 10' 3" (3.30m x 3.12m)

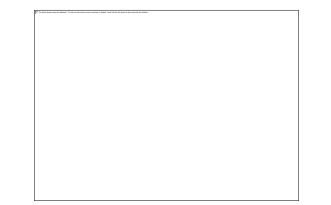
SECOND FLOOR

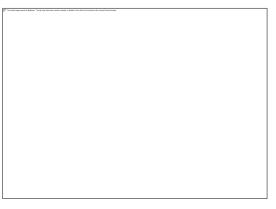
BATHROOM 10' 1" x 14' 0" (3.07m x 4.26m)

BEDROOM 4 16' 0" x 14' 0" (4.87m x 4.26m)

OUTSIDE

A stone flagged area to the rear and a concrete base which provides a great space for seating.





- EPC rating: TBC
- Council tax band: TBC
- Tenure: Freehold
- Property Ref: 2250
- Services: All mains services are connected to the property

# Guide Price £450,000

Want to book a viewing or know more about this property?

Call our one of our property advisors 7 days a week on

01947 60 26 26 we are open to 6pm through the week.

ww.hendersons-online.co.uk o@hendersons-online.co.uk