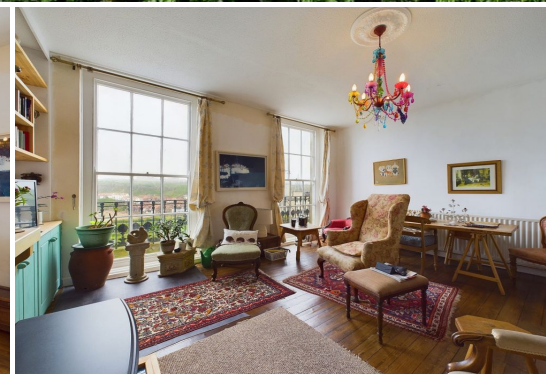
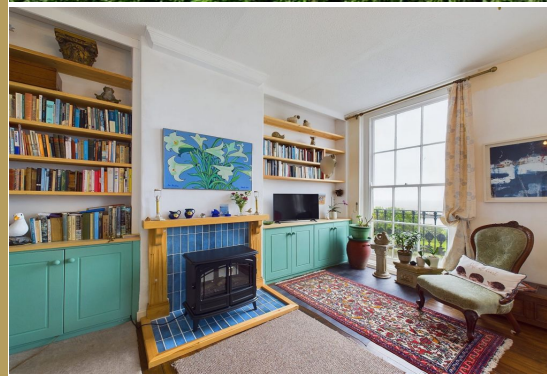




01947 601301

FLAT 6, KIRBYS, EAST TERRACE

2 BED APARTMENT



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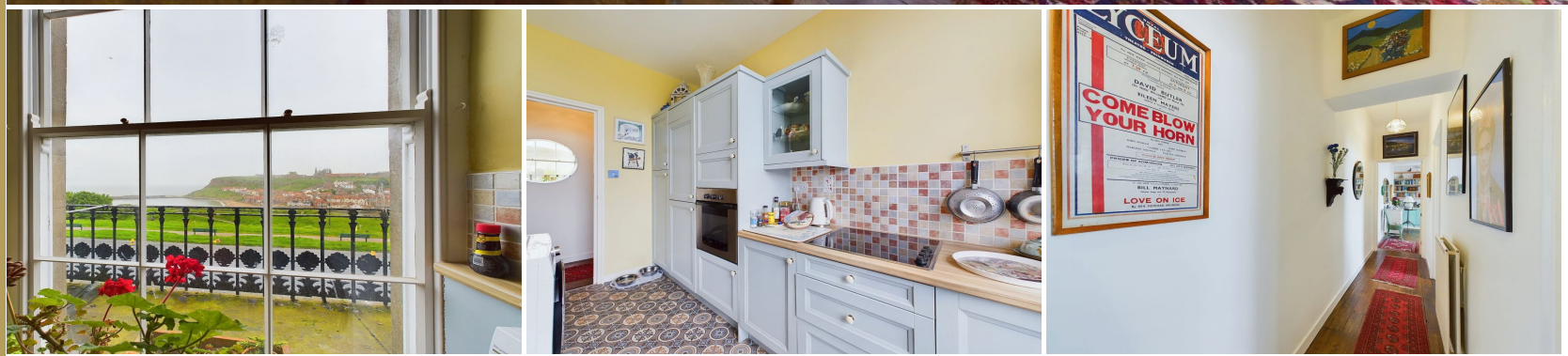
PROPERTY FEATURES

- Balcony Apartment within a former Georgian Hotel
- Floor to ceiling windows with stunning views
- Grade II listed landmark building on Whitby's Westcliff
- 2 Bedrooms & Family Bathroom
- Upper floors are served by a lift
- 999 Year Lease from 1979 and a share of the Freehold. There is a Management & Maintenance annual charge (TBC) covering all communal areas, lift maintenance and building insurance.
- There is a restriction on the lease that prevents holiday letting.

Type: **APARTMENT**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **1**
Parking: **RESIDENTS PARKING**
Outside Space: **BALCONY**
Tenure: **LEASEHOLD**

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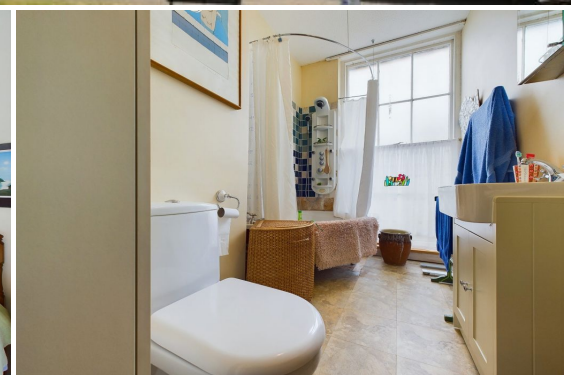
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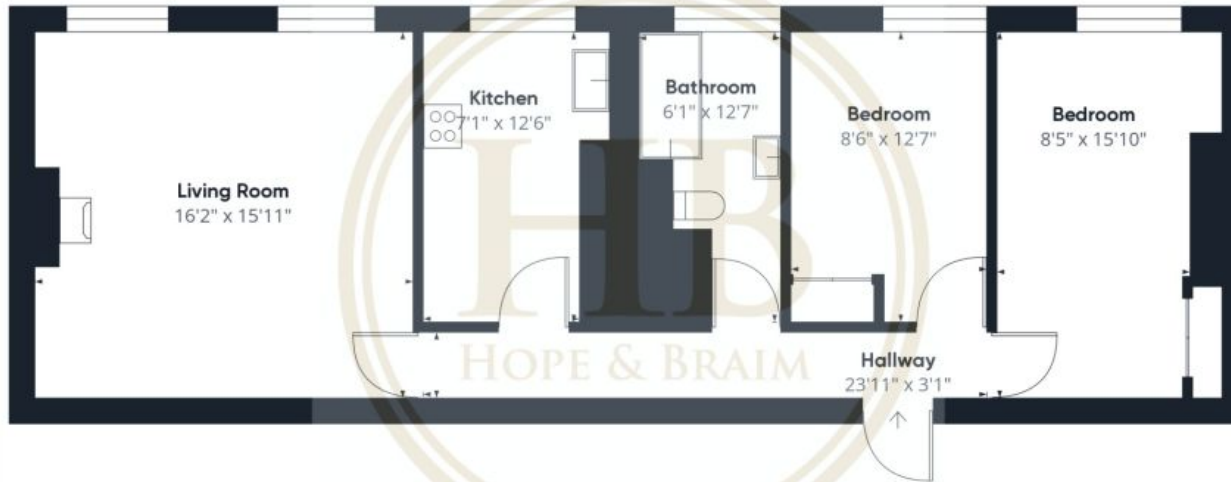
FLAT 6, KIRBYS, EAST TERRACE - 2 bed Apartment - £275,000



Hope & Braim are delighted to present 6 Kirby's in Whitby to the market. This apartment has arguably the best view in town that can be enjoyed from every room and the balcony on this landmark building that sits high above the town on the Westcliff. Kirby's is a Grade II listed former Georgian Hotel that has been converted into apartments with No.6 occupying most of the front elevation on the first floor and is served by a lift. The apartment is both light & spacious and benefits from having high ceilings with floor to ceiling sash windows that flood every room with natural light and boasting stunning views. There is a lounge/diner with ample space for a sofa and chairs that are arranged around a fireplace plus there is a dining table with seating. A separate kitchen has fitted cabinets with integrated appliances. At the other end of the apartment are two double bedrooms both with built-in wardrobes and a bathroom suite. There is a restriction on the lease that prevents holiday letting, so we feel this apartment would be suitable as either a permanent residence or a private holiday home in this popular coastal town.



FLAT 6, KIRBYS, EAST TERRACE - 2 bed Apartment - £275,000



Approximate total area⁽¹⁾
754.59 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	83
England, Scotland & Wales	EU Directive 2002/91/EC	



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

