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39 Heathfield Court, Firtree Grove, Whitby, CH66 2QT

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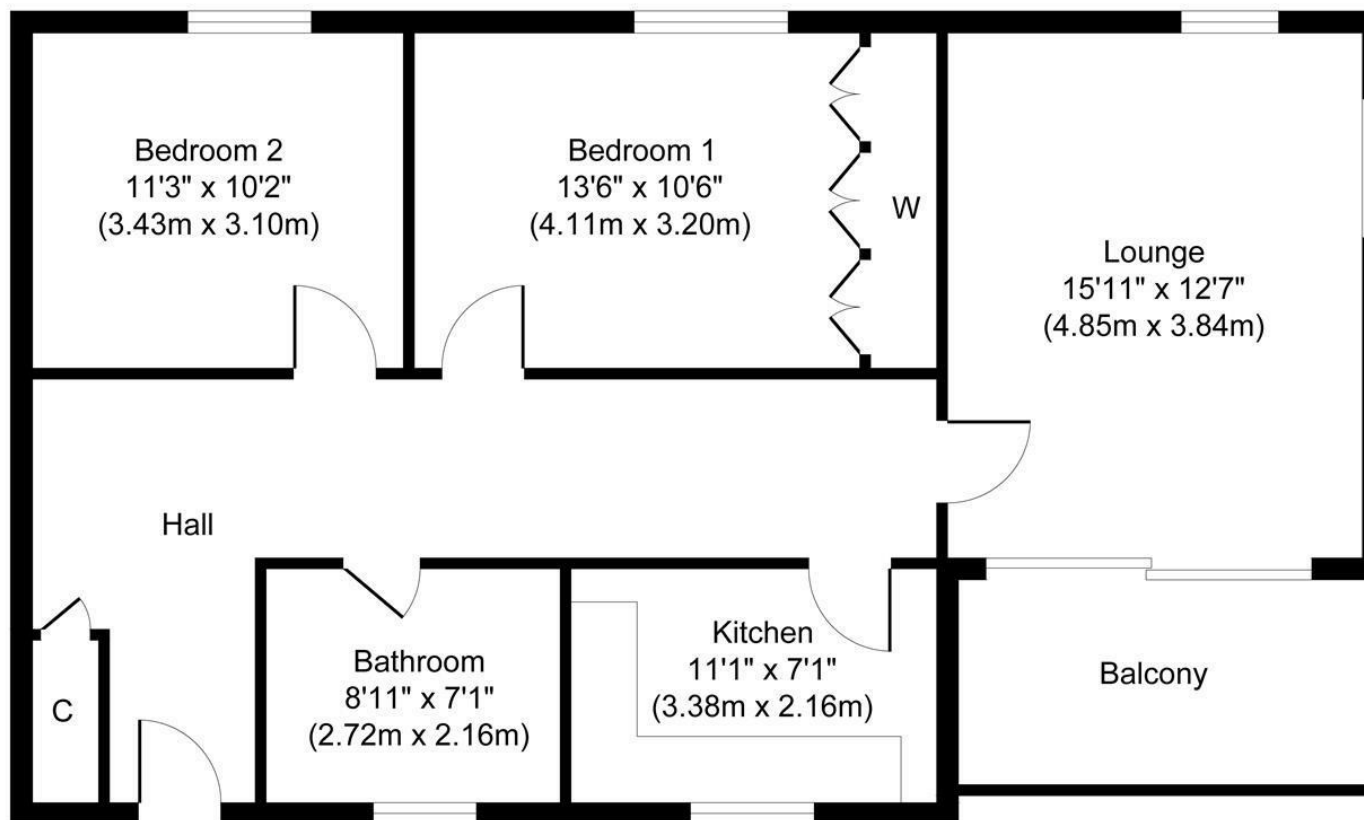
Asking Price £130,000

Here is a rare opportunity to purchase one of these spacious two bedroom apartments within the purpose built block. The property presents very well and enjoys large double glazed windows, gas heating, fitted kitchen and four piece bathroom. A real feature of this apartment is the balcony which is accessed from the lounge and overlooks the communal gardens. There is also an allocated Garage.

It is felt the property would lend itself to a first time buyer or indeed an investment landlord.

Road and public transport links are readily available to surrounding centres of employment including the Cheshire Oaks complex.

Hunters Little Sutton Lettings 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465
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Approximate Floor Area
845 sq. ft
(78.53 sq. 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance Hall

Meter and cloaks cupboard, two central heating radiators, recessed spotlights and loft access.

Lounge

15'11" x 12'7"

Central heating radiator, double glazed window, sliding patio doors to balcony which overlooks the communal gardens.

Kitchen

11'1" x 7'1"

Fitted kitchen with a range of wall and base units finished in grey, contrasting worktops above, plumbing for automatic washing machine, space and plumbing for dishwasher, stainless steel sink unit, recessed lighting, double glazed window.

Bedroom One

13'6" x 10'6"

Fitted wardrobes, double glazed window and central heating radiator.

Bedroom Two

11'3" x 10'2"

Double glazed window and central heating radiator.

Bathroom

8'11" x 7'1"

Four piece suite in white including large vanity unit with inset sink, low level WC, panel bath, separate shower cubicle, tiled walls, recessed lighting, central heating radiator and double glazed window.

Outside

The property enjoys communal gardens to the front and rear with the rear having well stocked borders.

There is parking available to the front and the property benefits from a garage.


Agents Note

Length of Lease - 79 Years

Service Charge - We believe the service charge to be around £1000 PA

Ground Rent - £75 PA

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 76 | 77 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









