RICHARDSON & SMITH

Chartered Surveyors · Estate Agents · Auctioneers · Valuers

12, KIRKHAM HOUSE
KIRKHAM ROAD, WHITBY

Whitby town centre approx. ¼ mile



AN ATTRACTIVE MODERN 2 BEDROOM APARTMENT SET ON THE SECOND FLOOR OF THIS PURPOSE-BUILT BLOCK OF FLATS WITH ALLOCATED PARKING. BUILT IN 2009 THIS APARTMENT HAS SHARED EQUITY WITH NO RENT PAYABLE FOR NON-OWNED ELEMENT OF THE LEASEHOLD TENURE.

Accommodation

Communal Lobby and Stairs.
Private Hallway, Living Room with Kitchen, 2 Bedrooms, House Bathroom.
Communal Grounds. Allocated parking space. Visitor parking.

Buyers must be approved by Broadacres Housing Association to purchase this property and cannot own another dwelling.

Guide Price: £110,000 for 53% of the full leasehold interest
(NB There is no rent payable for the remaining 47% ownership).

email@richardsonandsmith.co.uk **www.richardsonandsmith.co.uk**

RICS

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA
Tel: (01947) 602298 Fax: (01947) 820594

The Property Ombudsman

Partners: Robert C Smith Ian K Halley FRICS James EJ Smith MRICS FNAEA

PARTICULARS OF SALE.

Kirkham House was purpose built in around 2009 as a block of apartments and No.12 lies on the second floor enjoying elevated views over the neighbourhood including looking back onto Pannett Park. The building has a car park to the rear with a space allocated to this apartment and additional visitor spaces.

No.12 is owned leasehold on a shared equity basis with 53% owned by the occupant. There is no rent payable in respect of the 47% unowned share, but there is a ground rent and service charge payable to the building management which is a Housing Association. In order to purchase the property, you must not own another residential property and you will need to be approved by the building managers.

From the pavement, a glazed communal entrance door, with intercom entry system, opens into a smart hallway with individual post boxes for each apartment and stairs rising to the second floor level where the entrance door opens into the flat. An alternative door from the rear of the ground floor opens out to the car park.



The private door into the apartment opens into an L-shaped entrance hallway with doors to every room. The bedrooms lie at the rear, facing east, and the living room is at the front where the windows face west looking over the town and up towards the moors.





The main living room has 3 windows facing to the front and is also L-shaped with separate cooking and sitting areas. The kitchen is fitted with an attractive modern suite of cabinets with laminate worktops and an integrated oven, hob and cooker hood as well as a stainless-steel sink unit. There is plumbing for an automatic washing machine and space for an upright fridge-freezer. Between the kitchen and the sitting area is room for a table and chairs. The sitting area is relatively spacious.







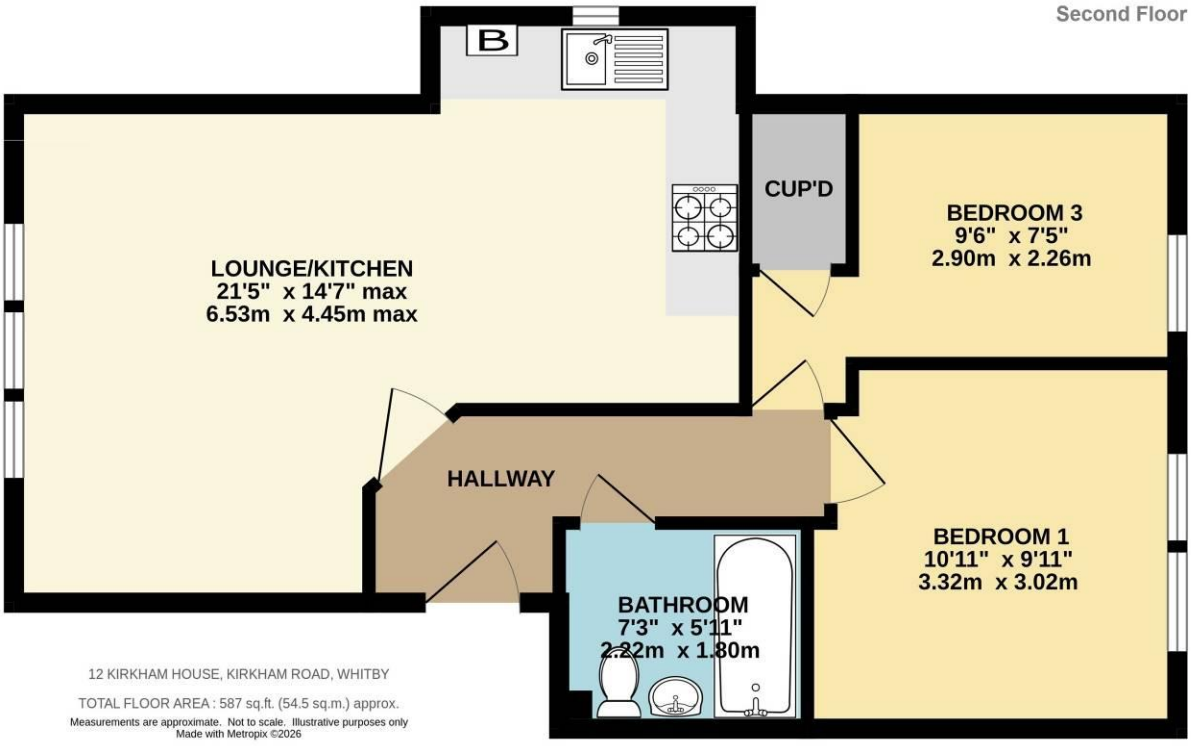


The main bedroom is a double with two windows facing to the rear, whilst the second bedroom includes the airing cupboard and has just one window to the rear.





The bathroom is fitted with a modern white suite including a low flush WC, a pedestal wash basin and a panel bath with shower over.





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 making an appointment to view this property.

Method of Sale: Buyers must not own any other residential property and will need to be approved by Broadacres Housing Association in order to purchase. Preference will be given to local applicants. Full details are available on request.

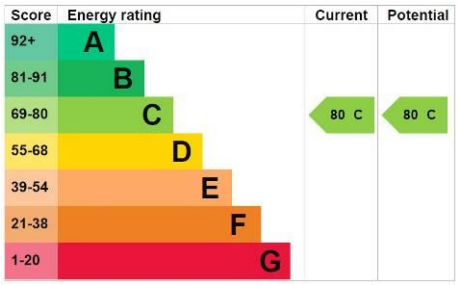
Directions: From our offices, head back out of town along Bagdale turning right at the roundabout and head up the hill along the edge of the park. Turn left onto Rievaulx Road and left again onto Kirkham Road where Kirkham House lies on your left hand side, where marked by the Richardson and Smith 'For Sale' sign. See also location plan.

Tenure: The property is held with shared equity. The vendor is offering a 53% stake in the leasehold ownership. No rent is payable for the unowned proportion of the leasehold. The lease was for 125 years from 2009, so roughly 108 years remain. The ground rent is £125 per year and the service charge is currently £12.32 per week (£641 per annum). Please note that due to the nature of the shared equity, staircasing (the purchasing of an increased proportion of the leasehold) will not be possible on this property.

Services: The property is connected to mains water, gas, electricity and drainage. Heating and hot water is provided via a gas boiler.

Council Tax: The property is band 'B' approx. £1,881 payable for 2026/7. North Yorkshire Council Tel 01723 232 323.

Post Code: YO21 1HE



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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