

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

FLAT 1, 12 LANGDALE TERRACE, WHITBY

Whitby town centre approx. ¼ mile



A SPACIOUS, 1 BEDROOM, GROUND FLOOR FLAT, IN NEED OF SOME UPGRADING AND REFURBISHMENT. CLOSE TO WHITBY'S WESTCLIFF AND A SHORT WALK TO THE HARBOUR, THE FLAT IS CONVENIENT FOR ALL THE AMENITIES OF THE TOWN, AND COULD BE A LOVELY BOLT HOLE AT AN AFFORDABLE PRICE.

Accommodation:

Communal Entrance Hallway and Stairs.
Entrance Lobby, Living Room, Double Bedroom, Shower Room, Kitchen
Shared Rear Yard.

GUIDE PRICE: £89,950

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PARTICULARS OF SALE.

This ground floor flat is in need of some refurbishment and upgrading, but it offers the opportunity for an affordable first home, bolthole or investment (holiday letting is not allowed in the block). High ceilings and tall windows allow light to flood in giving a light and airy feel to the room, whilst the property benefits from some uPVC double glazing and relatively recently installed new gas central heating boiler. The flat is close to all local amenities and attractions of the West Cliff, whilst the town centre, shops and amenities are only a short walk.

From the pavement, steps rise up to the traditional, communal front door which opens into a split-level hallway with stairs and a storage cupboard.

The entrance door opens into a hallway with panel door leads into ...

Living Room: With a large bay window with uPVC double glazing to the front of the building, coving to the ceiling, and picture rail. There is central fireplace with ornate moulded surround and inset electric fire.



Bedroom: Finished in an ornate style with plaster panels, feature wall mouldings and ceiling rose. There is a range of fitted wardrobes and window to the rear

Shower Room: With modern white suite comprising low flush WC, a wash hand basin and a shower with electric shower fitment. The shower room has an extractor fan.

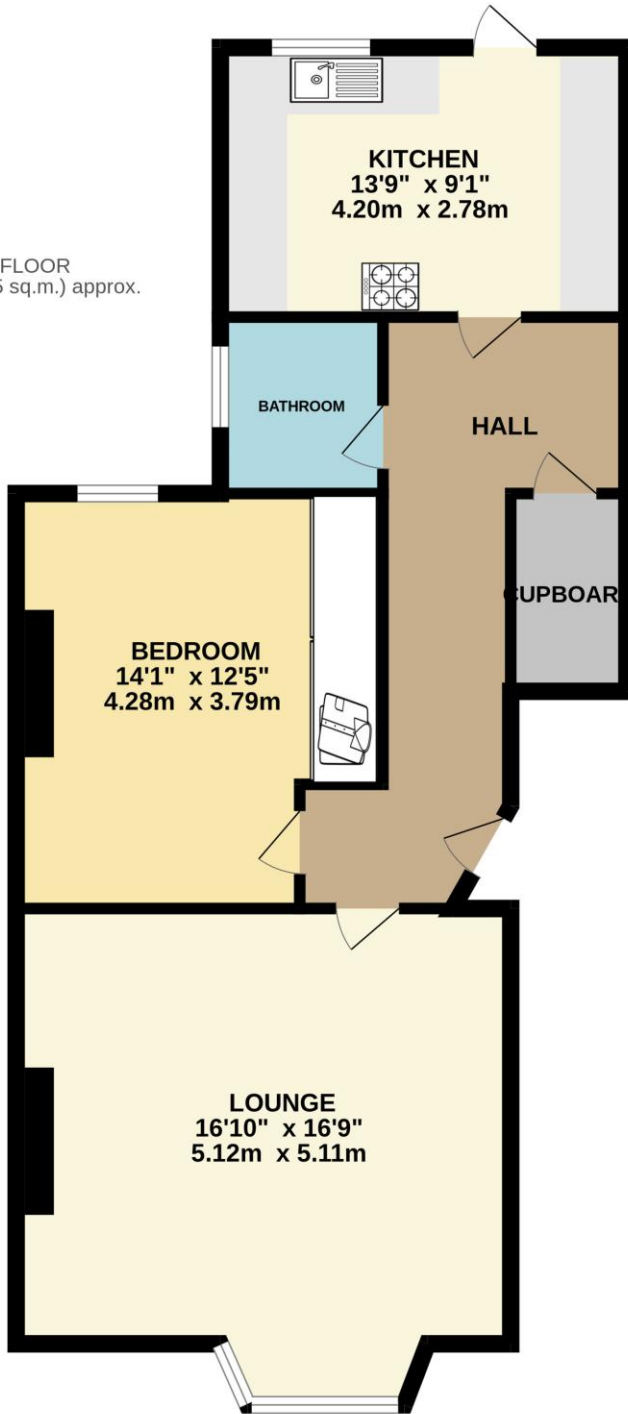
Kitchen: Having a range of base units with pine fronts with laminated working surface and inset stainless steel sink unit, tiled splash-backs and matching wall cupboards over. The Ideal gas central heating boiler is situated here whilst there is a window to the rear and door to the communal yard.



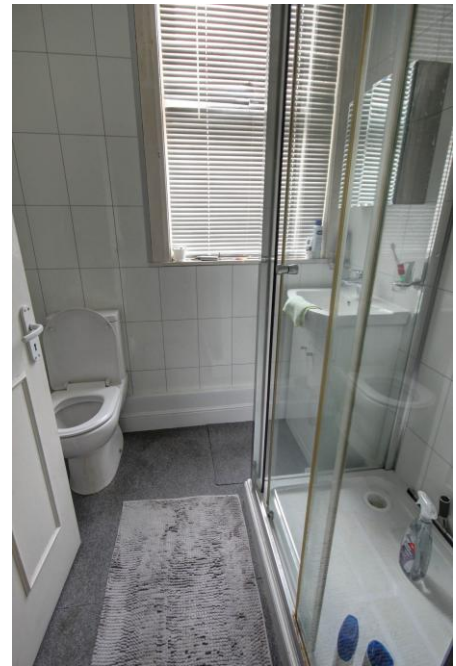
Outside

There is a narrow forecourt area in front of the property and a yard to the rear that is shared by all the flats in the buildings.

GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	7 G	



TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Directions: From R & S offices go up Bagdale, turn right up Chubb Hill at the mini-roundabout. At the top take the second tuning off the roundabout unto Upgang Lane before taking the first right turn on to Crescent Avenue. Follow the road around the left hand bend. The property is immediately on the left. See also location plan.

Tenure: Leasehold. 999 years There is currently a £40 a month management and maintenance fee.

Services: The property is connected to mains water, gas, electricity and drainage. The gas central heating boiler is situated in the kitchen

Council Tax Banding: 'A' North Yorkshire Council Tel 01723 232 323.

Post Code: YO21 3EE

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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