



01947 601301



FLAT 1A, 9 MOUNT FARM CLOSE

2 BED FLAT



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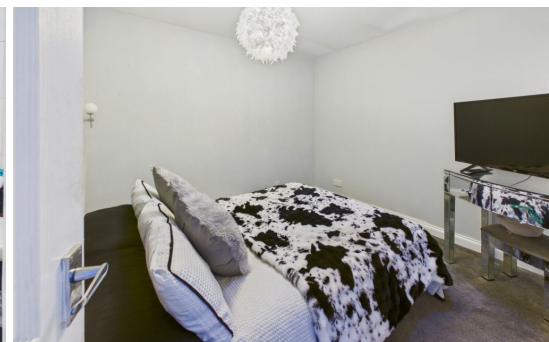
PROPERTY FEATURES

- Self-contained flat close to local amenities and shops
- Open plan living space with separate kitchen
- 2 bedrooms and modern bathroom
- Electric heating and double-glazing
- Ideal buy-to-let investment or First-time buyer home
- 999 Year Lease from 2002. No Management Fees.
- Holiday letting is not permitted under a lease restriction

Type: **FLAT**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **1**
Tenure: **LEASEHOLD**

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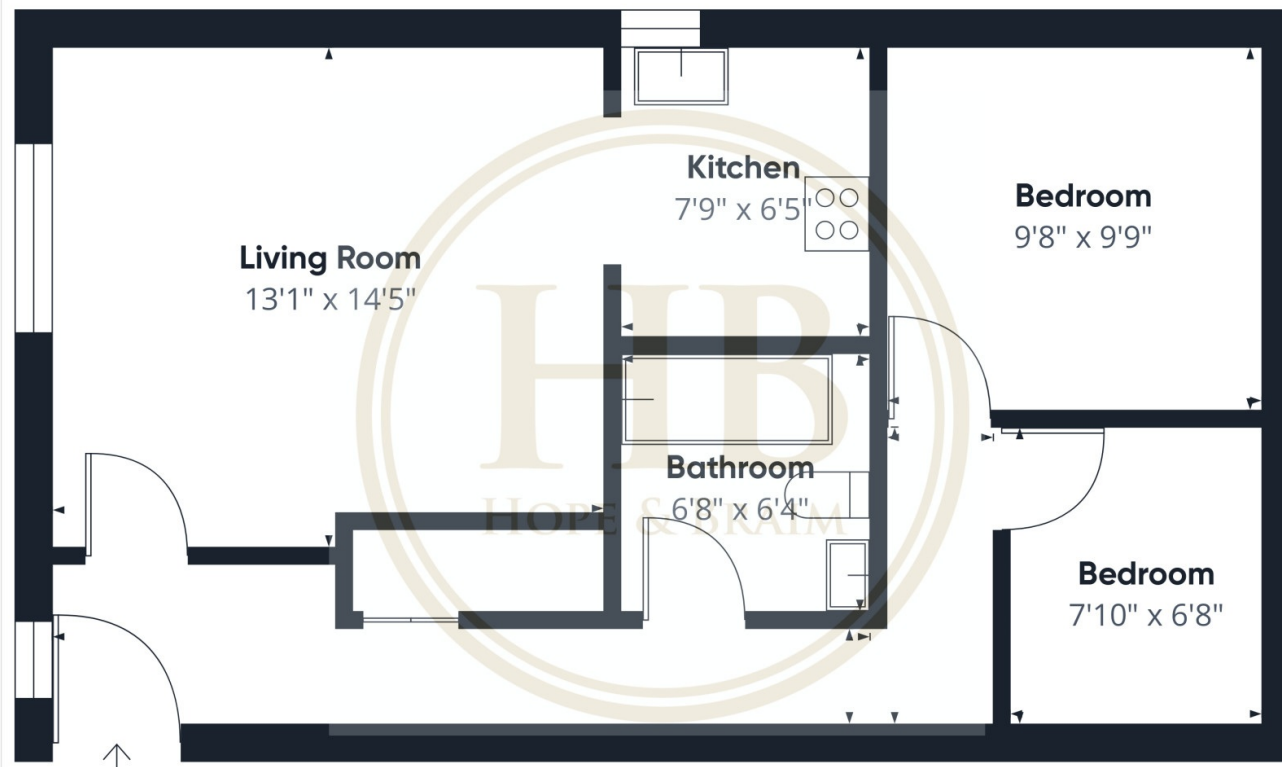
FLAT 1A, 9 MOUNT FARM CLOSE- 2 bed Flat -£125,000



Hope & Braim are delighted to present Flat 1a, 9 Mount Farm in Whitby to the market. Located above commercial premises is this modern self-contained flat that has been refurbished by the current owners to offer light and open plan living all on one level. The flat is accessed by an external stair and a covered balcony which is a real suntrap as it is South facing. The accommodation comprises an entrance hall with built-in storage, a well-proportioned lounge that enjoys a South-facing aspect with a large double-glazed window that floods the room with natural light. A modern kitchen is separate from the living area and has high gloss cabinets and integrated appliances. To the rear of the flat are two bedrooms, one having a double bed and the other currently being used as a dressing room, both with Velux windows. A modern bathroom. With local Primary and Secondary schools within a short walk and a range of shops close by including Sainsburys Supermarket, this flat is ideally located for work and school. Affordable homes are in short supply and we feel this flat will give an opportunity to those wanting to get on the property ladder.



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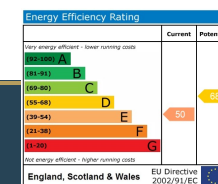


Approximate total area⁽¹⁾
538 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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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.

