RICHARDSON & SMITH

Chartered Surveyors · Estate Agents · Auctioneers · Valuers

9 BAGDALE COURT
WHITBY



A SPACIOUS WELL PRESENTED MODERN 2 BEDROOM APARTMENT SET ON THE TOP FLOOR OF THIS PURPOSE-BUILT BLOCK. SITUATED CLOSE TO THE TOWN CENTRE AND A SHORT WALK FROM THE HARBOUR WITH VIEWS TO THE ABBEY, THE FLAT INCLUDES A GARAGE PLUS RESIDENTS PARKING.
(Please note under the terms of the lease commercial holiday letting is not allowed)

Accommodation
External Stairs.
Private Hallway, Living Room, Kitchen, Double Bedrooms, Single Bedroom, House Bathroom.
Communal Grounds. Garage. Visitor parking.

Offers Invited On £155,000

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.



Purpose built by the local authority, Bagdale Court is an attractive development of mixed houses and flats that are now largely privately owned and are situated just off Bagdale, one of the main access routes into the town centre. Handily placed, the development is a short walk to all the shops, attractions and amenities, including the harbour side, bus and train stations. No 9 is the top flat of a low-level block at the head of the development and affords views over the town to the Abbey from the lounge and main bedroom. With gas central heating, uPVC double glazing plus the advantage of a garage and visitor parking, this is a great opportunity to acquire a town centre home.

From the courtyard, steps lead up to the external staircase which gives access to the flat and a small decked seating area.

Off the central hallway, the main living room lies to the rear and has 2 windows facing to the rear which look over the town to the Abbey plain. There is a focal electric fire within a decorative surround.





The kitchen is situated to the front of the flat is fitted with modern suite of cabinets with laminate worktops with inset stainless-steel sink unit. There is plumbing for an automatic washing machine and space for an upright fridge-freezer and electric oven. The gas central heating boiler is situated here and also within the room is a useful larder cupboard.





View all of our residential properties for sale on the internet website: www.rightmove.co.uk

naea | propertymark PROTECTED

Call us for a free appraisal of your property if you are considering selling

rightmove

Tel: (01947) 602298 **Fax: (01947) 820594**

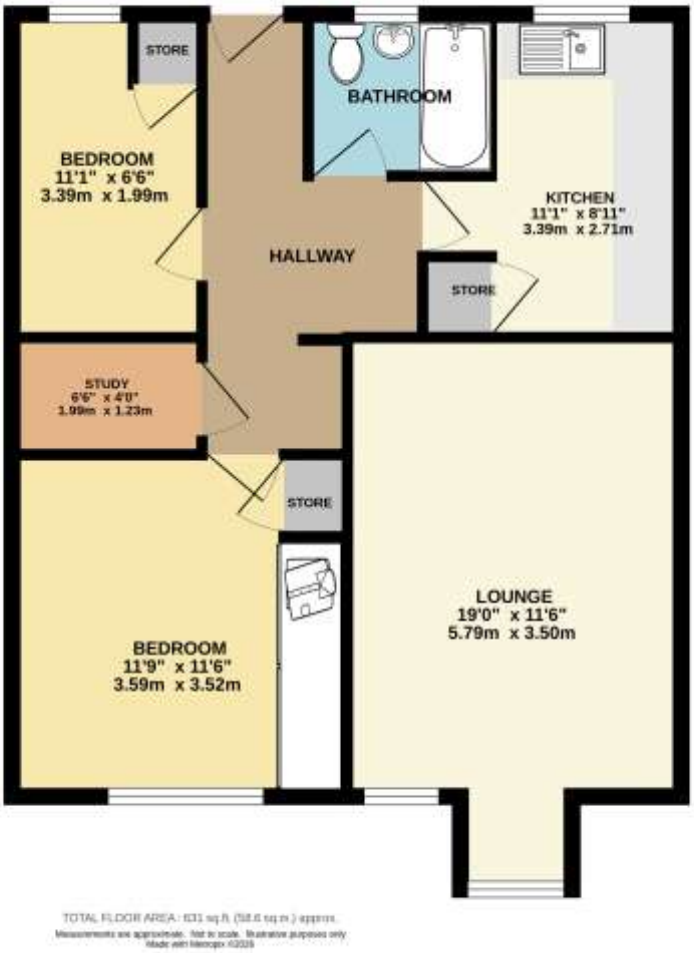
The main bedroom is a double with two windows facing to the rear, and has a built-in cupboard and a range of fitted wardrobes to one wall. The window gives views across the town to the Abbey. The second bedroom is good sized single to the front, and includes a built-in cupboard. Between the two bedrooms is a large walk-in storage area which provides useful storage but could also easily be turned into a small home office. There is also access to the attic space form here.



The bathroom is to the front and is fitted with a basic white suite including a low flush WC, a pedestal wash basin and a panel bath.

External

There are small communal grounds which are use to dry washing and a tarmac courtyard which provides visitor parking. No 9 also has the benefit of a garage which is situated to the side of the courtyard which has roller door and electricity connected.



View all of our residential properties for sale on the internet website: www.rightmove.co.uk

naea | propertymark PROTECTED

Call us for a free appraisal of your property if you are considering selling

rightmove

Tel: (01947) 602298 **Fax: (01947) 820594**

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.

Directions: From our offices, head back out of town along Bagdale for approximately 100 yards. Bagdale Court is on the left. Proceed into the tarmacked parking area and No 9 is directly in front up the steps.

What3words: ///caravan.submerge.foremost

Tenure: Leasehold dating fron 8th December 2014 for a period of 125 years. There is management and maintenance charge administrated by Together Housing Association which is currently set at £62 pcm and includes building insurance, outside maintenance and responsibility for the roof.

Please note under the terms of the lease whilst pets are allowed, no commercial holiday letting is allowed.

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

Council Tax: The property is band 'A'. North Yorkshire Council Tel 01723 232 323.

Post Code: YO21 1RQ

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



