

# RICHARDSON & SMITH

Chartered Surveyors

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## FLAT 2, 5 BELLE VUE TERRACE, WHITBY

*Whitby Town Centre*



**A WELL PROPORTIONED 2 BEDROOM APARTMENT, SITUATED CLOSE TO WHITBY'S WEST CLIFF AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND ALL IT THE TOWN'S AMENITIES. WITH BLOCK PARKING AVAILABLE TO THE REAR THIS COULD BE AN IDEAL SECOND HOME OR INVESTMENT PROPERTY**

Accommodation:

Communal Entrance Hallway & Stairs, Hallway, Living Room, Kitchen, Double Bedroom, Twin Room, Bathroom.

**OFFERS ON: £150,000**

[email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk)

[www.richardsonandsmith.co.uk](http://www.richardsonandsmith.co.uk)



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298

Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

## PARTICULARS OF SALE

Situated on the top floor of a small block of 4 flats close to the West Cliff, Belle Vue Terrace has long proved popular with those looking for a holiday bolt hole and Flat 2 fits the bill perfectly. Within easy reach of all Whitby has to offer, a lock up and leave property and even having block parking on a first come first served basis the boxes are ticked. Currently the lease does not allow holiday letting so your privacy is guaranteed although as the flats own the freehold of the block through a well set up management company this could be changed if all are in agreement.

Approached via steps to the front door which opens into the communal hallway, where a staircase rises to the 2<sup>nd</sup> floor. From this landing a door provides stair access to the:

**Entrance Hallway:** With internal doors opening to ...

**Living Room:** To the front of the flat, a generous room with a central Adam's style fire place with tiled inlay, fitted cupboards and two large sash windows.



**Kitchen Diner** Having a full range of fitted units with laminated roll top work surfaces, integral electric oven with ceramic hob, stainless steel sink unit and tiled splash backs. There is space and plumbing for an automatic washing machine and plenty of space for a dining table. The gas central heating boiler is situated within this room. The sash window to the rear looks over Wellington Terrace towards the harbour with the Abbey above..



**Shower Room:** With access via a sliding door and having a modern white suite comprising shower cubicle with electric shower, wash basin and low flush WC. There is wet walling to the walls.

**Double Bedroom:** To the rear bedroom a large sash window affording views over to the Abbey, harbour and the east side. There is a comprehensive range of fitted wardrobes and dressing table included in the sale.

**Twin Bedroom:** To the front of the flat, again with large sash window allowing light to flood in and has an attractive street view.



### Externally

To the rear of the property is a shared parking area for two cars which are available to the owners of the flats on a first come first served basis.

## 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 the offices of Richardson & Smith, travel along Bagdale to the mini-roundabout, turning right up Chubb Hill, travelling up to the roundabout at the top. Take the 2<sup>nd</sup> exit onto Uppang Lane before taking the first right hand turn on to Crescent Avenue, following the road down and around the corner. Take the next right onto John Street, with Belle Vue Terrace being at the end of the street immediately in front of you. See Location plan

**What3words:** crispier.scores.yoga

**Tenure:** The property is held on a 999 year leasehold set up 1988 . Each flat pays 25% of the buildings insurance each year and 25% of any maintenance costs

**Services:** The property is connected to mains supplies of water, gas, electricity and drainage. The property has gas central heating from a combi-boiler located in the kitchen.

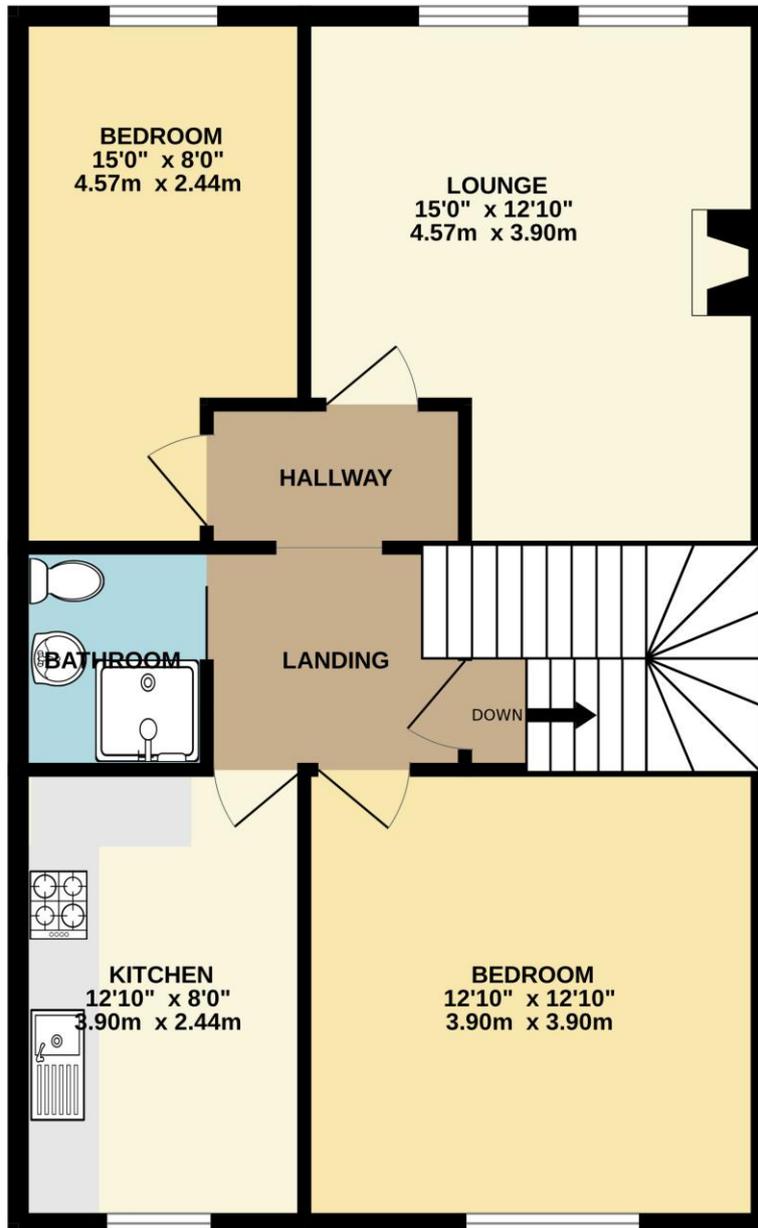
**Council Tax Banding:** The flat is banded A for council tax. North Yorkshire Council. Tel 01723 232323.

**Local Authority:** North Yorkshire Council. Tel 0300 1312131      **Post Code:** YO21 3EY

### 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.*

GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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*Call us for a free appraisal of your  
property if you are considering selling*



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