

# RICHARDSON & SMITH

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## 2a KINGFISHER DRIVE, WHITBY

*Whitby town centre approx. ¼ mile*



**A WELL PRESENTED PURPOSE BUILT FIRST FLOOR SELF-CONTAINED STUDIO APARTMENT ON A POPULAR RESIDENTIAL ESTATE ON THE OUTSKIRTS OF WHITBY. AN EXCELLENT PROSPECT FOR FIRST TIME BUYERS OR INVESTORS.**

Communal Entrance Hall, Living Room cum Bedroom, Dressing Room, Kitchen, Shower Room.

Communal Garden Area and Parking Space

**GUIDE PRICE: £60,000**

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



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Partners: Robert C Smith

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James EJ Smith MRICS FNAEA

## PARTICULARS OF SALE.

**Communal Entrance Hall:** From the front of the property a UPVC double glazed door set in a glazed screen leads into the communal entrance hallway from both the front and the rear. There are stairs to 1<sup>st</sup> floor and an under-stairs storage cupboard.

### **Landing**

**Bedroom / Living Room:** A small living bedroom with two UPVC double glazed windows looking out to the front. A doorway leads through to the kitchen and via the dressing room to the shower room at the rear.



**Kitchen:** A part tiled room with a range of modern fitted kitchen base units and wall with laminated worktops. Stainless steel sink unit with mixer taps, integral electric cooker with ceramic hob and plumbing for an automatic washing machine. Window to side, vinyl flooring. Airing cupboard housing the combination lagged water tank and hot water cylinder with immersion heater and linen shelves. UPVC double glazed window to the side.

**Dressing Room:** A narrow through room which connects the living room to the shower room at the rear of the apartment.

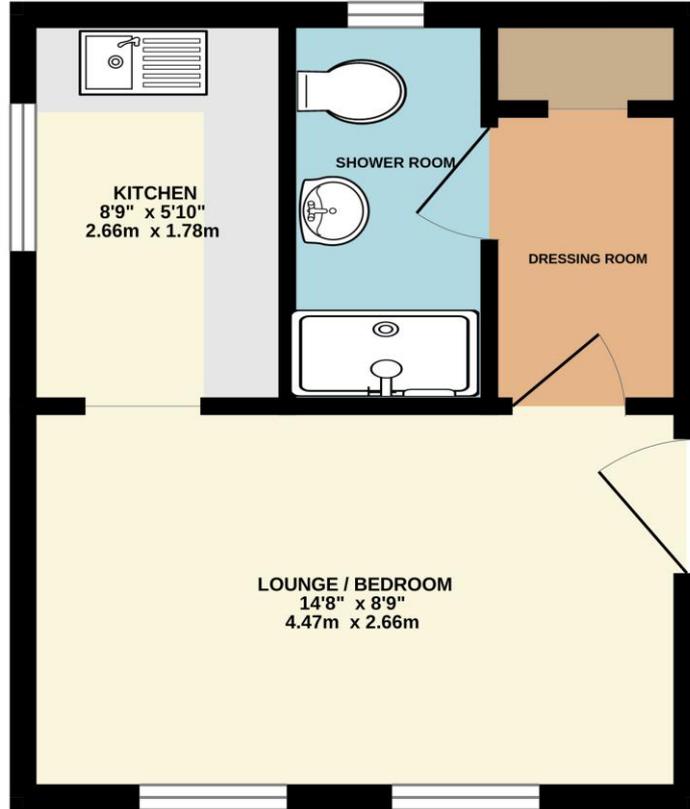
**Shower Bathroom:** A door leads into the shower room with wet walling, washbasin, low flush WC and shower cubicle with electric shower fitting. Extractor fan, UPVC double glazed window to rear.



### Outside

To the rear of the block is a small private car park with a space allocated for the owner of this flat. There are lawned areas surrounding the block including a drying area for washing lines etc at the rear.

GROUND FLOOR



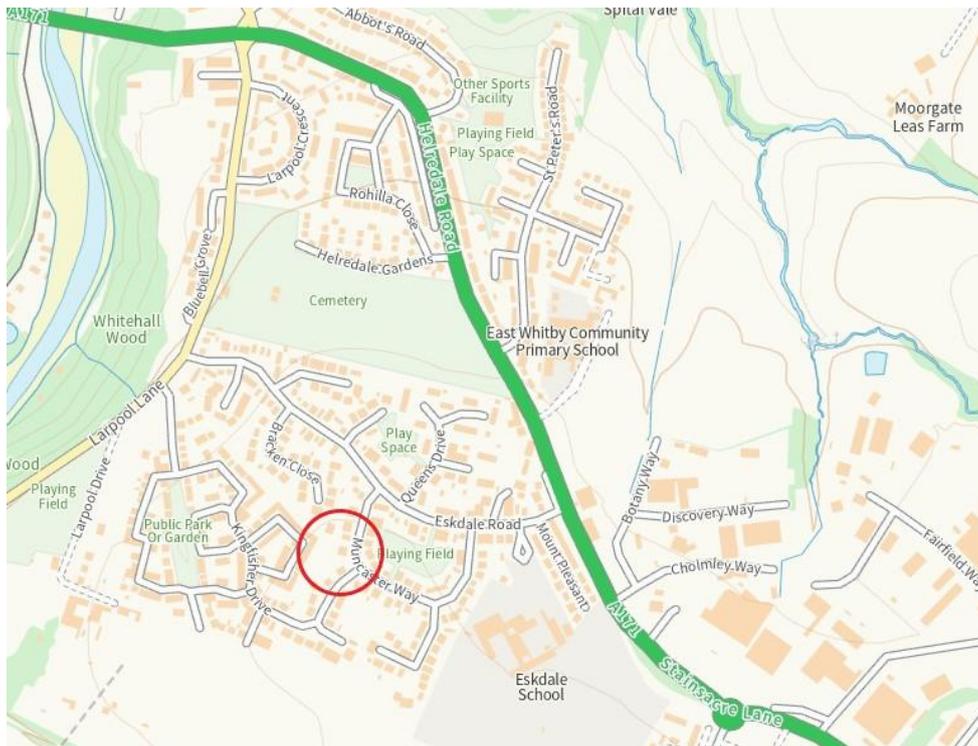
Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

## **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 Richardson and Smith's offices take the road out of Whitby towards Scarborough, turning right just after crossing the new bridge onto Larpool Lane. Turn left onto Eskdale Road and then take the 3<sup>rd</sup> turning on your right onto Muncaster Way and turn again onto Kingfisher Drive. No.2a can be found in the first small block of apartments on your right.



**What3words:** slides.stale.stated

**Tenure:** Leasehold. We have not had sight of the Lease but believe there to be a 125 year Lease form 1982. Ground Rent is £48.50 per annum. Holiday letting is permitted but pets are not allowed.

**Notes:** It should be noted that the flat roof to the rear of the block is to be renewed following water ingress and the cost will be split between the 4 apartments.

**Services:** The property is connected to mains water, electricity and drainage.

**Council Tax Banding:** The apartment is currently assessed in Tax Band A. North Yorkshire Council Tel 01723 232 323.

**Post Code:** YO22 4DY

### **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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