

# RICHARDSON & SMITH

Chartered Surveyors

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## FLAT 3, 2 WELL CLOSE TERRACE, WHITBY

*Whitby town centre approx. ¼ mile*



**A WELL-APPOINTED 2 BEDROOM SECOND FLOOR FLAT STANDING IN A QUIET CUL-DE-SAC LOCATION IN THE POPULAR WEST CLIFF AREA OF TOWN, WELL PLACED FOR ACCESS TO THE TOWN CENTRE. THE PROPERTY HAS BEEN MODERNIZED CREATING AN IDEAL FIRST OR SECOND HOME.**

### Accommodation:

Communal Entrance Hallway and Stairs.

Hallway, Living Room cum Kitchen, Double Bedroom, Twin Bedroom, Bathroom. Loft Room.

**OFFERS ON: £140,000**



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## PARTICULARS OF SALE.

A renovated two bedroom second floor flat in a great position to enjoy all that the town has to offer. A short stroll from the centre of town or the beaches, this flat could be an ideal first or second home or weekend bolthole providing somewhere to unwind.

Approached from the pavement running along the end of the terrace, a panelled traditional front door with flanking window opens onto the communal area of the building with a nicely presented period hallway and stairs. Flat 3 is accessed off the second floor landing. An entrance door opens into ...



**Hallway:** The entrance hallway has a laminate floor and panelled pine doors opening to all the rooms. A hatch with a drop-down ladder gives access to the Attic Room. Door entry phone.



**Open Plan Living Room cum Kitchen: 15'4 x 14'0 (overall)** The open plan reception room has a pair of uPVC double glazed windows facing to the front giving views across the town and has an extensive fitted kitchen plus a cast iron period fireplace. The modern fitted kitchen has a range of cabinets in a glossy black finish at wall and floor level including an island breakfast bar. Integral equipment includes refrigerator, freezer, dishwasher, electric oven, microwave and 4 ring hob with stainless steel cooker hood, 1½ bowl sink unit and automatic washing machine point. Laminate flooring, inset spotlighting,

**Bedroom 1: 11'5 x 8'6 (maximum)** A bedroom with a uPVC double glazed window to the rear. Laminate flooring, central heating radiator, inset spotlighting.

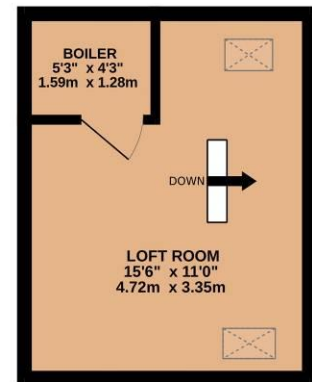
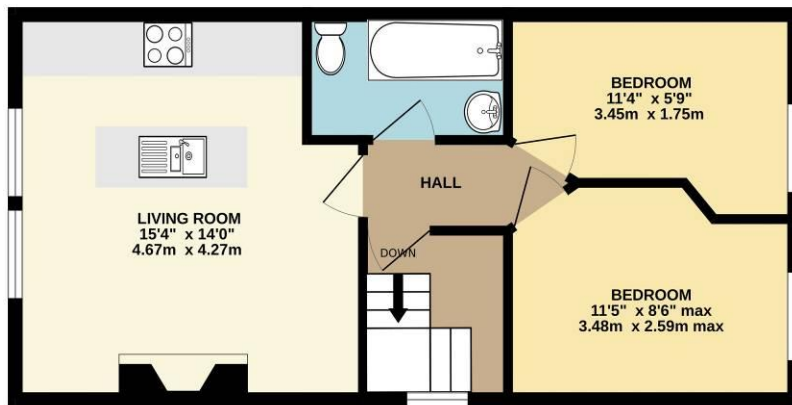


**Bathroom: 8'1 x 4'7** The bathroom offers a modern white suite comprising a full panel bath with tiled surround and plumbed shower over, a low flush WC and a pedestal wash hand basin with mixer taps. Inset spot lighting, chrome ladder towel radiator, extractor fan, tiled floor.

**Bedroom 2: 11'4 x 5'9** A single bedroom with a uPVC double glazed window to the rear. Laminate flooring, central heating radiator, inset spotlighting.

From the hallway, a trapdoor with a drop-down aluminium ladder gives access up to:

**Attic Room: 15'6 x 11'0 (between purlins)** This spacious attic spans the flat and has 2 Velux roof-lights to the rear. This room is floored out and has electric lighting. It also houses the 'Heatrae Sadia' electric hot boiler unit.

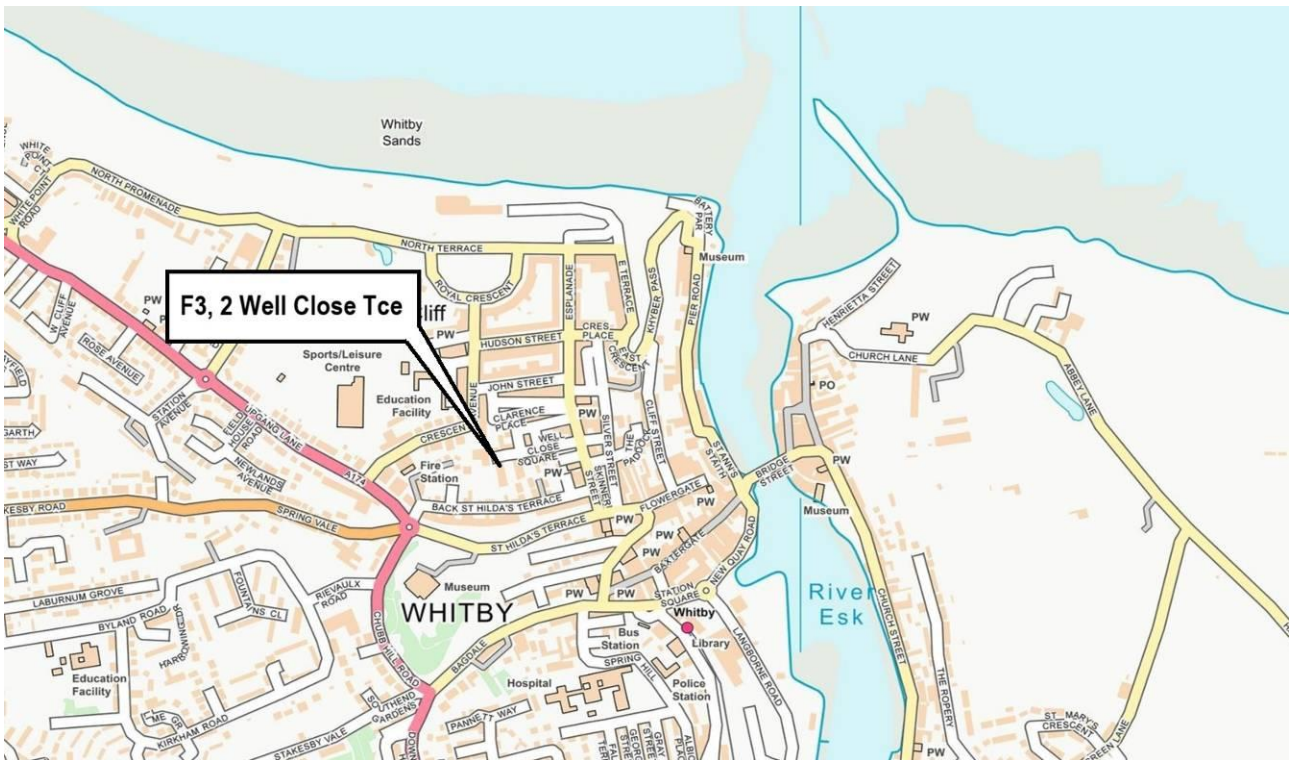


Measurements are approximate. Not to scale. Illustrative purposes only  
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2ND FLOOR

LOFT ROOM





**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.

**Method of Sale:** The property is available to include the contents and forward bookings, as a going concern, if desired. The property is currently marketed as a holiday letting under the name ‘Seabreeze Retreat’.

**Directions:** From our offices, by car, head up Bagdale and turn right onto Chubb Hill, taking the second left at the next roundabout onto Upgang Lane. Turn right after 100 yards onto Crescent Avenue and take the first turn on your right down John Street / Normanby Terrace, turning right again at the bottom. Take the third turning on your right into Well Close Square, driving through the square into Well Close Terrace where the property lies straight ahead of you. See also location plan.

**Tenure:** Leasehold. The lease is for 999 years from 2008. Service charge for 2026 is £ per annum This figure includes buildings insurance. Holiday letting is permitted.

**Services:** The property is connected to mains water, electricity and drainage. Heating and hot water is provided via an electric boiler located within the loft room.

**Local Taxation:** The property is business rated with a ratable value of £2,800 per annum. Due to small business rates reliefs, nothing is currently paid. North Yorkshire Council Tel 01723 232 323.

**Post Code:** YO21 3AR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		C
55-68	D		
39-54	E		
21-38	F	28   F	
1-20	G		

**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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