



01947 601301



## 9B WELLINGTON TERRACE, WHITBY

2 BED APARTMENT



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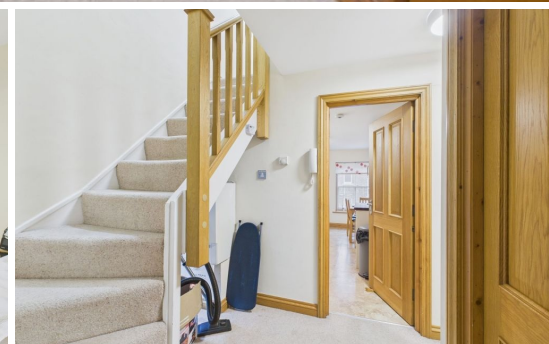
## PROPERTY FEATURES

- Stylish Apartment within a Victorian Town House
- 750 Sq Ft Occupying the Top 2 Floors
- Cosy Lounge with a Period Fireplace
- Kitchen/Diner with Fitted Cabinets & Integrated Appliances
- 2 Bedrooms, 1 Bathroom & Separate WC
- Top Floor has Exposed Beams & Dormer Windows
- Gas Central Heating & Double-Glazing Throughout
- Currently a Holiday Let and is being sold Fully Furnished
- 999 Year Lease from 2009 & Share of the Freehold. No Ground Rent or Service Charge. Building Insurance & Maintenance is Apportioned between the 3 Freeholders

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

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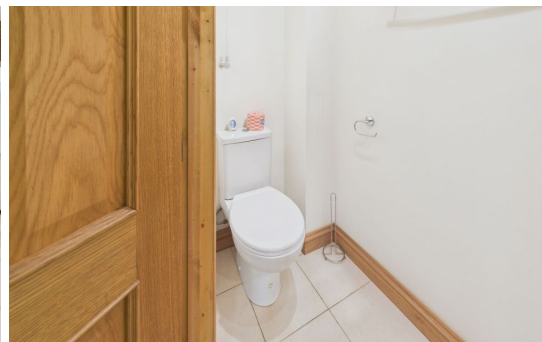


9B WELLINGTON TERRACE, WHITBY- 2 bed Apartment -£189,950

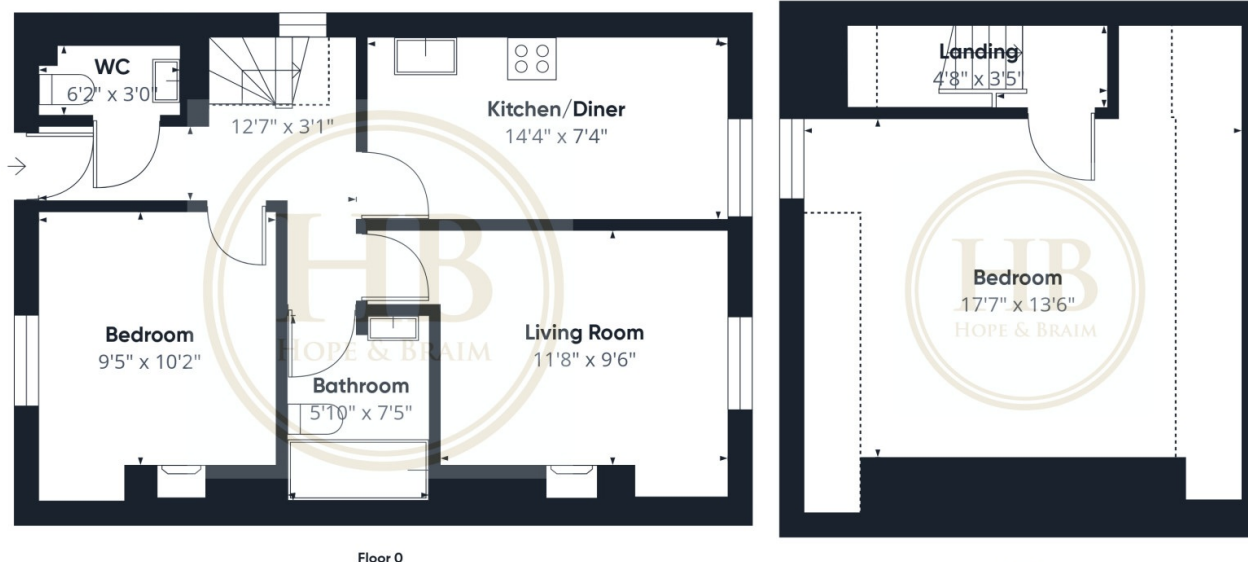




Duke Apartment on Wellington Terrace - A Characterful Retreat in the Heart of Whitby An exceptional opportunity to acquire this stylish apartment occupying the top two floors of a distinguished Victorian town house in Whitby. Extending to approximately 750 square feet, this characterful residence successfully combines period charm with contemporary comfort, creating an inviting space ideal for holiday letting or permanent residence. The accommodation comprises a cosy lounge featuring a handsome period fireplace, complemented by a well-appointed kitchen/diner fitted with quality cabinets and integrated appliances. Two comfortable bedrooms and bathroom facilities, including a separate WC, complete the layout. The top floor particularly impresses with exposed beams and charming dormer windows that flood the space with natural light whilst offering elevated views across this historic coastal town. Modern comforts include gas central heating and double-glazing throughout, ensuring year-round comfort for occupants. Currently operating successfully as a holiday let, the property is being sold fully furnished, allowing immediate continuation of this lucrative income stream or providing a turnkey solution for personal use. There is a 999-year lease from 2009 with a share of the freehold. Notably, there are no ground rent or service charges to consider, with building insurance and maintenance costs simply apportioned between the three freeholders, ensuring transparent and manageable ongoing expenses. Duke Apartment represents an outstanding investment opportunity in Whitby's thriving holiday let market, whilst equally suiting those seeking a characterful coastal retreat. The combination of Victorian features, practical layout, and favourable tenure arrangements creates genuine appeal for discerning buyers.



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Approximate total area<sup>(1)</sup>

753 ft<sup>2</sup>

Reduced headroom

99 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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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.

