

RICHARDSON & SMITH

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Valuers

FLAT 3, 1-2 LANGDALE TERRACE, WHITBY



A WELL APPOINTED 2 BEDROOM 1ST FLOOR DUPLEX APARTMENT IN A WELL-MAINTAINED VICTORIAN BUILDING ON THE WEST CLIFF. OFFERED WITH VACANT POSSESSION THIS IS IDEAL FOR PERMANENT RESIDENTIAL USE, INVESTMENT FOR LONG TERM LETTING OR COMMERCIAL HOLIDAY USE

Accommodation:

1st Floor: Entrance Hall, Open Plan Lounge Kitchen
2nd Floor: Double Bedroom, Single Bedroom, Bathroom

GUIDE PRICE: £139,950

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Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

PARTICULARS OF SALE

A well-appointed 2 bedroom apartment situated on the 1st and 2nd floors of this impressive and well-maintained Victorian building. Located on the West Cliff with just a short walk to the beach, shops, cafes and restaurants and has wonderful views to the sea from both the lounge and main bedroom. Having the benefit of modern uPVC double glazing and gas central heating, this apartment is an ideal first home, holiday home / bolt-hole and perfect for buy-to-let investors. A new 999 year lease will be set up on completion of the purchase which allows commercial holiday letting and pets by permission.



A wooden entrance door provides access to...

Communal Entrance Hall. With telephone entry system, postboxes for each flat and staircase to the first floor.

FLAT 3

Entrance Hall: With stairs to the 2nd floor and door into the



Lounge Kitchen: An open plan room with feature turret windows to the corner giving views down the street to the West Cliff and sea beyond. The kitchen area has modern base units and wall cupboards with laminated roll top working surfaces, tiled splash-backs and inset stainless steel sink unit. There is an electric cooker point with extractor over, plumbing for an automatic washing machine, space for fridge freezer, and situated here in the cupboards is the Baxi gas central heating boiler.

Second Floor

Landing: With doors off to.....

Bathroom: Having a white suite comprising bath with thermostatic shower and screen over, pedestal sink and low flush WC. Radiator and full tiling to the walls.



Bedroom: A small double bedroom with turret window which like below looks down the street to the West Cliff and sea beyond.

Bedroom: A single bedroom with a which looks over the street.



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.

Directions: From R & S office head south-west on Bagdale towards Broomfield Terrace, at the roundabout, take the 3rd exit onto Chubb Hill Rd/A174, Continue up the hill and upon reaching the roundabout, take the 2nd exit onto Upgang Ln/A174. Turn right onto Crescent Avenue and follow the road down to the left hand bend. Langdale Terrace is situated on the left hand side, with the subject property at the end next to St Hilda’s Church.

What3words: unwraps.park.asks

Service Charge: Currently £500 pa with an additional £200 pa into a sinking fund towards future expenditure.

Services: The property is connected to all mains services. Heating & hot water is provided by the Baxi gas central heating boiler in the kitchen area.

Council Tax Banding: Tax Band ‘A’ North Yorkshire Council 03001312131

Post Code: YO21 3EE

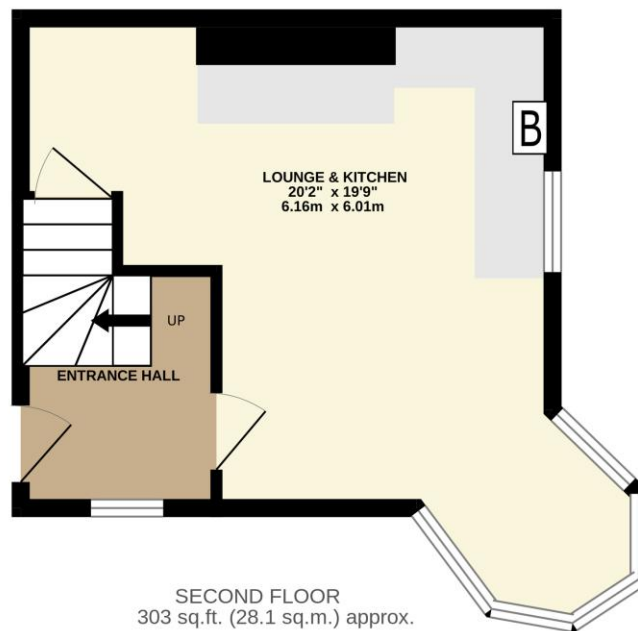


IMPORTANT NOTICE

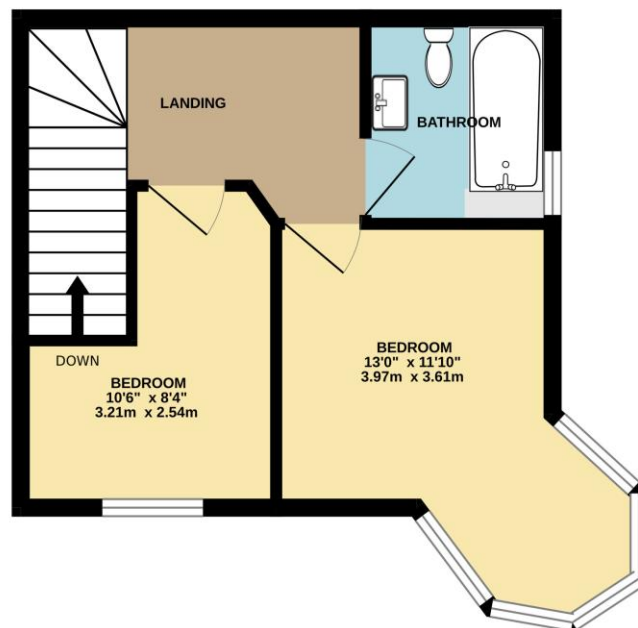
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



SECOND FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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View all of our residential properties for sale on the internet website: www.rightmove.co.uk



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



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