RICHARDSON & SMITH

Chartered Surveyors · Estate Agents · Auctioneers · Valuers

FLAT B, 12 PARK TERRACE, WHITBY

Whitby town centre approx. ¼ mile



A RECENTLY IMPROVED ONE BEDROOM FIRST FLOOR FLAT, SITUATED IN A VERY CONVENIENT LOCATION NEAR THE TOWN CENTRE. WITH GAS CENTRAL HEATING AND UPVC WINDOWS TO FRONT AND REAR, THE PROPERTY IS CURRENTLY LET AND FOR SALE AS AN INVESTMENT.

Accommodation:

Communal Entrance Hallway & Stairs, Hallway, Living Kitchen, Double Bedroom, Shower Room
Communal Garden to Front, Communal Yard/Patio to Rear

OFFERS ON: £105,000





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RICS

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Tel: (01947) 602298 Fax: (01947) 820594

The Property Ombudsman

Partners: Robert C Smith Ian K Halley FRICS James EJ Smith MRICS FNAEA

PARTICULARS OF SALE.

This refurbished apartment benefits from gas central heating and uPVC double glazing, having contemporary fixtures and fittings throughout after being recently modernised and upgraded. The lounge area is very light and airy due to the large bay window, which offers views over Whitby towards the Abbey.



Approached via steps to the front door which opens into the communal hallway, where stairs rise up to the first floor landing with a door providing access into:

Entrance Lobby: With internal doors opening to:

Living Room including Kitchen: With a central heating radiator and a large bay window with an elevated aspect looking out over the town at the front towards the Abbey ruins. The room is divided by a peninsular run of kitchen cabinets.





In the kitchen area there is a modern range of fitted units with laminated work surfaces, space and plumbing for an automatic washing machine and fridge, integrated electric oven and hob with cooker hood over. Stainless steel sink unit and wall mounted combination gas central heating boiler. Built-in storage cupboard.





Bedroom: The double bedroom has a double glazed window to the rear aspect and a wardrobe with cupboards over built into the chimney breast recess. Central heating radiator and fitted carpet.







Shower Room: The L-shaped shower room has a modern white suite comprising a glazed shower cubicle, pedestal wash basin and low flush WC. Central heating radiator and an extractor fan. Inset spot lights and vinyl flooring.



Externally

There is a communal garden area to the front and a communal yard to the rear.



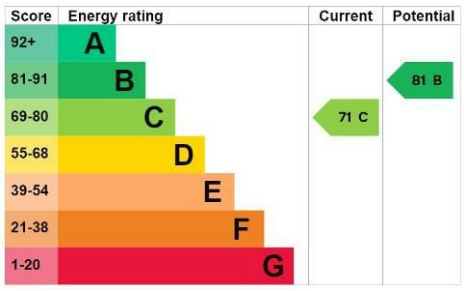
GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agents prior to travelling or making an appointment to view this property.

Directions: From the offices of Richardson & Smith, on foot, turn right and go past the bus station and follow the road round to the right, past the Library. Follow the road onto North Road and you will find Park Terrace as the second road on your left. No 12 lies half way along the terrace on the right. See location plan.

Tenure: The property is held on the residual term of a 999 year leasehold commenced in 2015 and a share of the ownership of the freehold. No ground rent is payable, but there is annual service charge which covers 1/3 of the maintenance and buildings insurance. Holiday letting is prohibited by the lease.

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 a cupboard within the living room.



Council Tax: Band 'A' (verbal enquiry only) approximately £1,612 payable for 2026/7. North Yorkshire Council. Tel 01723 232323.

Post Code: YO21 1PN

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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