

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

## FLAT 3, 15 PROSPECT HILL, WHITBY

*Whitby town centre approx. ¼ mile*



**A SPACIOUS, 2 BEDROOM, FIRST FLOOR FLAT, CLOSE TO WHITBY'S TOWN CENTRE AND A SHORT WALK TO THE HARBOUR. THE FLAT IS WELL-PRESENTED THROUGHOUT, CONVENIENT FOR ALL THE AMENITIES OF THE TOWN, AND HAS THE ADDED THE BONUS OF A PARKING SPACE.**

**CURRENTLY HOLIDAY LETTING ACCOMMODATION, EARLY VIEWING IS RECOMMENDED.**

Accommodation:

Communal Entrance Hallway and Stairs.

Entrance Lobby, Single Bedroom, Double Bedroom, Shower Room, Open Plan Lounge Kitchen  
Parking Space To The Front

**GUIDE PRICE: £180,000**

[email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk)

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



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298

Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

## **PARTICULARS OF SALE.**

This first floor flat is well-presented throughout offering spacious accommodation and offering the opportunity for an affordable first home, bolthole or investment, with the benefit of parking to the front, a rare commodity for this type of property in Whitby. High ceilings and tall windows allow light to flood in giving a light and airy feel to the front rooms, whilst the property benefits from double glazing and gas central heating. The flat gives good access to the town and surrounding area whilst the town centre, shops and amenities are only a short walk away.

From the pavement, steps rise up to the traditional, communal front door which opens into the hallway with stairs up to a half-landing where there is a communal storage cupboard. Stairs continue to the first floor.

The entrance door opens into an entrance hallway where there is a small storage cupboard and modern wooden doors lead off into ...

**Single Bedroom:** To the front, currently with bunk beds, Cardine floor and double glazed sash window with shutters fitted.



**Double Bedroom:** A spacious room to the front of the property having large bay window, again with shutters fitted stripped and polished floor and recessed cupboard. Off the bedroom is an en-suite shower room, with WC, hand-basin, chrome heated towel rail and shower cubicle.

**Bathroom:** With modern white suite comprising low flush WC, a wash hand basin and a bath with shower fitment.



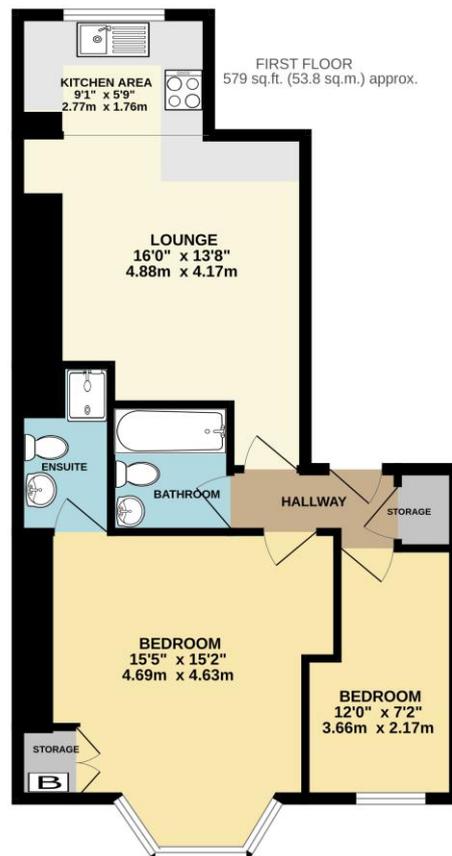
**Open Plan Lounge Kitchen:** A spacious room which is accessed from the hallway, having Cardine floor with seating and dining areas including a breakfast bar and which opens into the kitchen area.

**Kitchen Area:** Having a range of base units with modern white fronts with laminated working surface, inset stainless steel sink unit and tiled splash-backs. There are integral appliances including electric oven with ceramic hob and stainless steel extractor over, dishwasher and fridge freezer. Window to the rear.



### Outside

There is a narrow forecourt area in front of the property which is the allocated slate parking area for Flat's 3 and 4.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metrxiv ©2022.



## 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 R & S offices go up Bagdale, turn left up Prospect Hill at the mini-roundabout. The property is immediately on the left before the traffic lights which lead to the A171 road to Scarborough and Mayfield Road. See also location plan.

**Tenure:** Leasehold. 999 years from September 2020. There is currently no management and maintenance fee.

**Services:** The property is connected to mains water, gas, electricity and drainage. The gas central heating boiler is situated in the cupboard in the bedroom.

**Council Tax Banding:** The flat is currently assessed under business rates. North Yorkshire Council Tel 01723 232 323.

**Post Code:** YO21 1QE

### 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		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**View all of our residential properties for sale on the internet website: [www.rightmove.co.uk](http://www.rightmove.co.uk)**



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



**Tel: (01947) 602298**

**Fax: (01947) 820594**