



RICHARDSON & SMITH

Chartered Surveyors

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FLAT 2, 2 UPGANG LANE, WHITBY

Town Centre approx. ¼ mile



A SPACIOUS 2 BEDROOM, FIRST FLOOR FLAT WITHIN THIS TRADITIONAL BUILDING SET CLOSE TO THE PARK AND NEAR TO THE TOWN CENTRE. WITH PANORAMIC VIEWS OVER THE TOWN, UP TOWARDS THE MOORS, AND HANDY FOR THE TOWN'S AMENITIES, THIS IS PERHAPS AN IDEAL POSITION. HOLIDAY LETTING IS NOT PERMITTED IN THE BUILDING.

Accommodation:

Communal Porch, Hallway, Stairs and Landing.

Private Hallway, Living Room, Kitchen, Bathroom, Separate WC, 2 Large Double Bedrooms.

Guide Price: £135,000

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PARTICULARS OF SALE

2 Uppgang Lane is an Art Nouveau semi-detached building dating from the last years of the 20th Century that was a private house, but was converted to flats in the early 1980s. It retains a number of original features including tiled floors, panelling and leaded glass in the communal areas.

Flat 2 lies on the first floor where a part glazed door and screen opens into a hallway with a corridor off. Doors open from here to all the rooms.



There is scope to choose your uses for the rooms and the largest has been engaged as a generous master double bedroom by the most recent occupants. The room has a broad window facing to the front of the building looking over the town, up towards the moors. It has a tiled fireplace plus ceiling cornice and picture rail.



The second bedroom is a generous double room with a broad window facing to the rear, offering views over the rooftops of the town. The fireplace has been removed but there is a cupboard built into the recess to the side of the chimney breast. Picture rail.



The lounge has a broad bay window to the front offering views back towards the moors, as well as across the Flowergate cross roundabout towards the town park and has plenty of room for both sitting and dining. Ceiling cornice and picture rail.

From the main entrance hallway, an archway opens through to a corridor with doors off to the WC, bathroom and kitchen.



The kitchen has a simple range of modern white units with laminate worktops, a stainless steel sink unit, electric oven and gas hob.



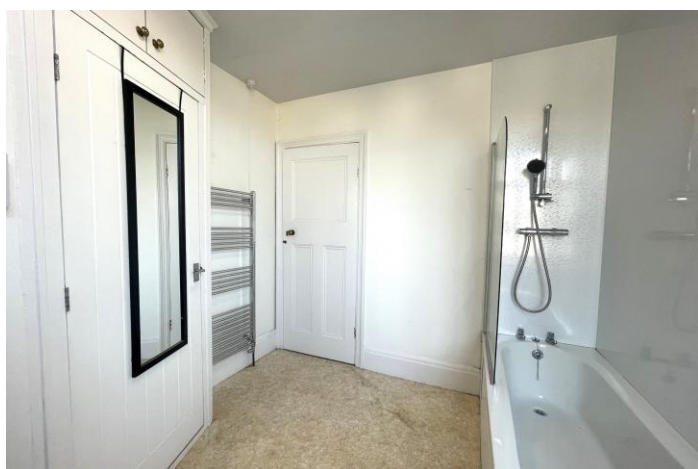
There are spaces for the usual appliances including a position for an automatic washing machine. There are 2 windows to the side and a further window to the front, plus a door to a recessed cupboard housing the modern gas combi style central heating boiler.



The bathroom has a simple white suite with a panel bath with shower over and glazed shower screen. There is a wash hand basin and a shelved storage cupboard.



A window looks out to the rear corner of the building. The WC is separate with a matching white suite and window to the rear.



Outside

The property has no outdoor space other than use of the paths through the garden for access and a place to stand the bins.

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 travelling or making an appointment to view this property.



Directions: From the town centre, head through Victoria Square (the bus station) and up Bagdale to the mini-roundabout. Turn right and follow the edge of the park up to the roundabout. Take the second left turn off the roundabout and 2 Upgang Lane is the first property on your right hand side. See location plan.

The entrance porch to the flat lies on the side of the building and a leaded glass inner door opens to a communal tiled hallway with part 'Lincrusta' panelled walls. The communal stairs rise to the first floor landing, where the door opens into the flat.

Services: The property is understood to be connected to mains water, gas, electricity and drainage. Central heating and hot water are provided by wall mounted gas combi boiler located in a cupboard off the kitchen.

Council Tax Banding: The property is assessed as band B for council tax. The amount payable for 2024-25 is approx. £1,776. North Yorkshire Council. Tel: 01723 232323.

Tenure: The property is held on the residual term of a 999 year lease granted in 1981. The flat shares equal liability for insurance and repairs with the other 2 flats in the building. The terms of the lease prohibit business use, including holiday letting.

Post Code: YO21 3EA

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

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.



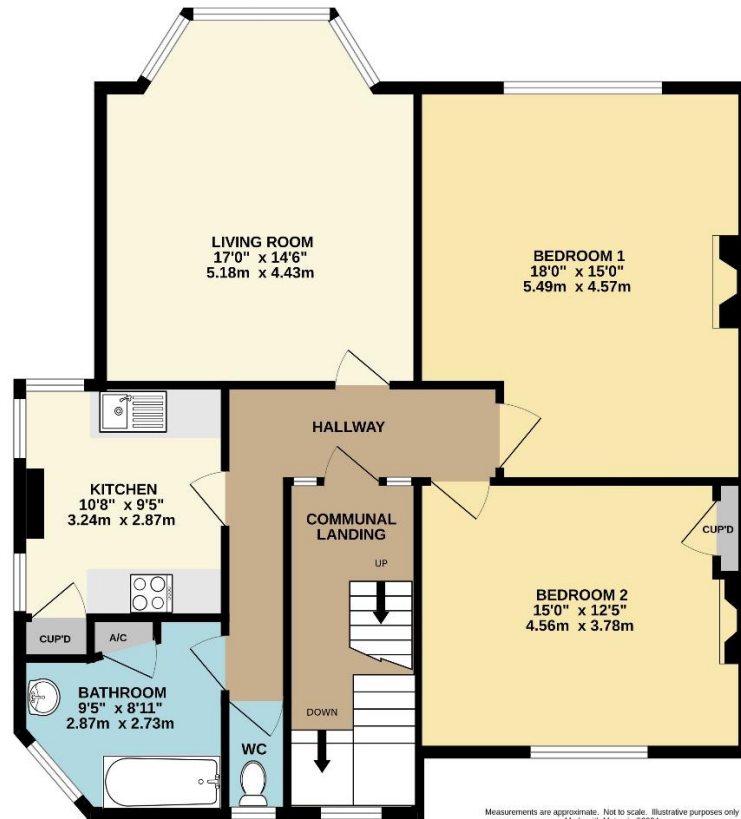
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Measurements are approximate. Not to scale. Illustrative purposes only.
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