



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

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FLAT 3, 4 CHURCH SQUARE WHITBY

Town Centre approx. ¼ mile



A VERY SPACIOUS, 1 BEDROOM, 1st FLOOR FLAT SITUATED IN THIS LOVELY CONERTED VICTORIAN TOWN HOUSE IN THIS SMART SQUARE, CLOSE TO THE WEST CLIFF. CURRENTLY A VERY SUCCESSFUL HOLIDAY LET, THE FLAT IS OFFERED WITH THE MAJORITY OF CONTENTS AND FUTURE BOOKINGS IN PLACE

Accommodation:

Communal Lobby & Staircase, Entrance Hallway, Kitchen, Lounge, Double Bedroom, Bathroom.

Guide Price: £165,000

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Lounge

PARTICULARS OF SALE

This well presented and spacious flat is part of a number of similar properties in this beautifully converted Victorian town house. At over 550 sq ft, the flat is without doubt bigger than many 2 bedroom flats in the vicinity, with a generous separate kitchen as well as the large lounge, large double bedroom as well a good-sized bathroom. There are views of the church to the front and even a view to the sea at the rear.

This is a great position, handy for the West Cliff and all the town's amenities, including the beach and shops.

The flat has been used as successful holiday letting accommodation for the last 9 years and comes with the majority of furniture as well as forward bookings in place if desired

The building is accessed via stone steps to the impressive gothic style entrance to a communal hallway with stairs up to the other floors.

The entrance door opens into a small entrance lobby, off which doors open to the kitchen, lounge and bedroom.

The kitchen is to the front of the building and has a range of modern base units with laminated working surfaces, tiled splash-backs and matching wall cupboards. There is an integral oven with gas hob and stainless-steel extractor hood

above, and integral fridge and freezer. There is an inset stainless-steel unit and the combination gas central boiler is situated in this room. An original sash window gives views to the church



The lounge is again to the front of the building and is very spacious with 2 sash windows to the front overlooking the church.



The large bedroom is to the rear of the building with a modern window giving views to the sea over the West Cliff.

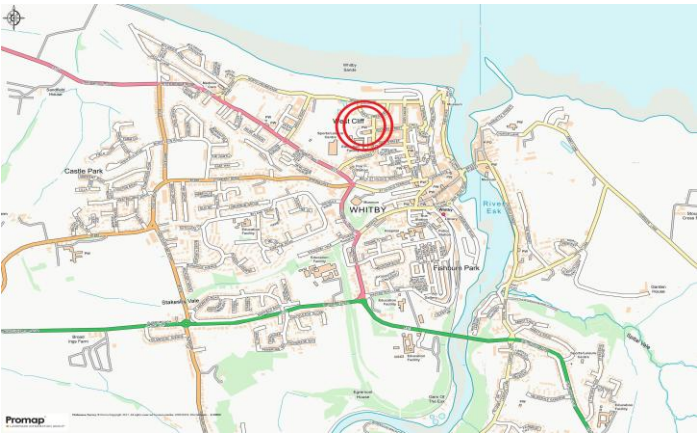


A connecting door leads from here with steps down to the bathroom. The bathroom has a white suite comprising panel bath with thermostatic shower and screen over, pedestal hand basin and w.c. There is full tiling to the wall.



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 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 Lane / A174. Turn right onto Crescent Avenue and follow the road down to the left hand bend, passing Langdale Terrace and St Hilda’s Church on the left. Church Square is the next left turn with the property on the right opposite the church.

What3words: flickers.weeds.trappings

Services: The property is connected to mains water, gas, electricity and drainage. CH and hot water are provided by wall mounted gas combi boiler located in the kitchen.

Tenure: The property is currently leasehold on a lease of 999 yrs set up in 2007 with a 1/5th share of the freehold. The block is actively self-managed with the current management and maintenance payment of £100 pcm, including building insurance.

Council Tax Banding: The property is assessed as band A for council tax. North Yorkshire Council. Tel: 01723 232323.

Post Code: YO21 3EG

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		

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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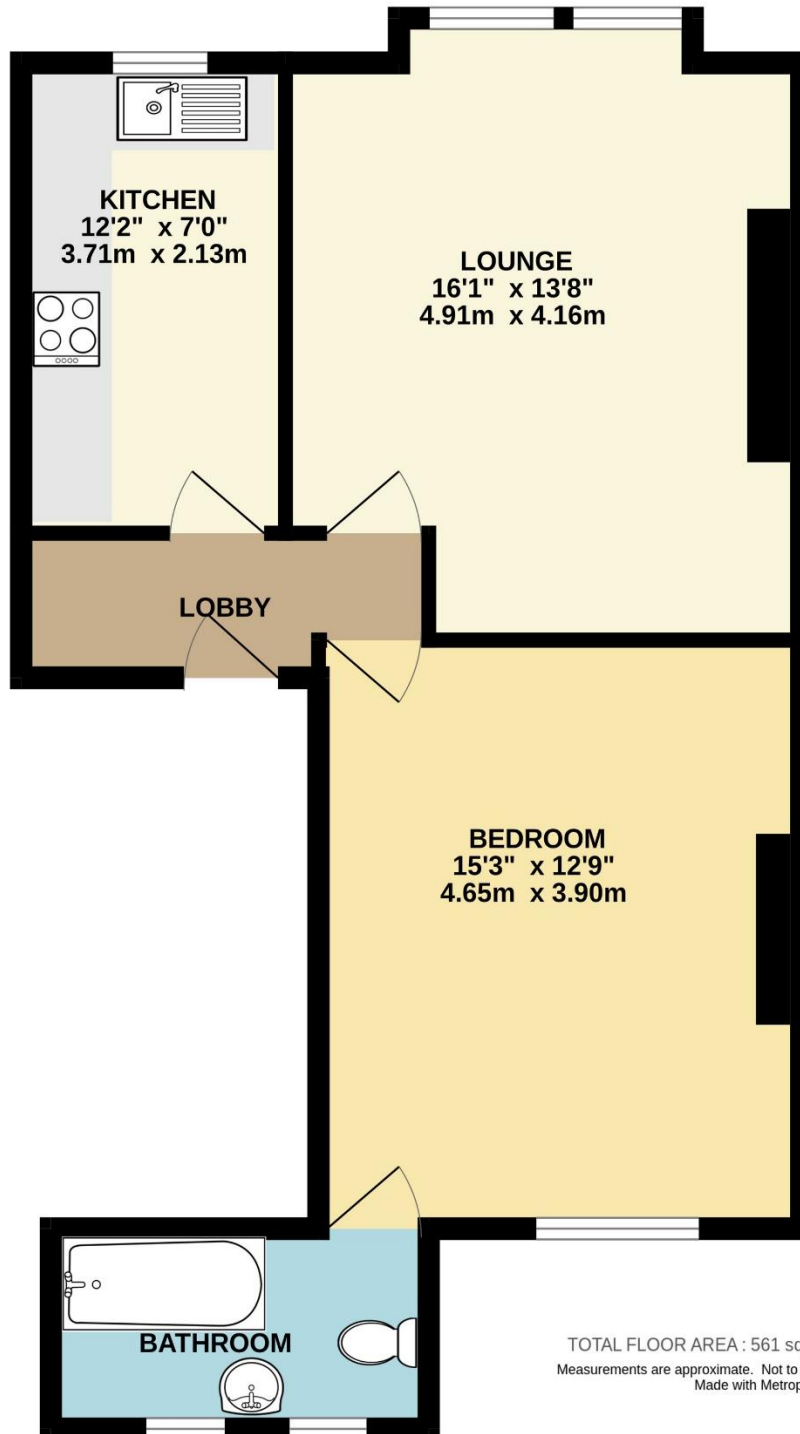
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GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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