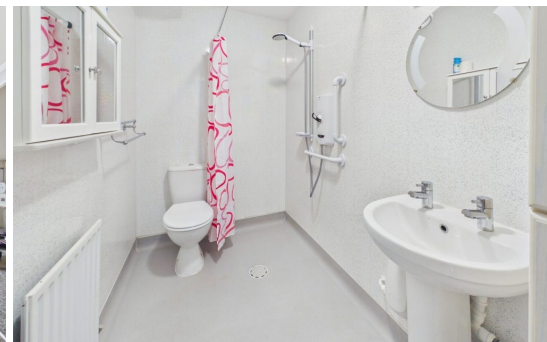




01947 601301

5 HOWARDS COURT, WHITBY

2 BED FLAT



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PROPERTY FEATURES

- Ground Floor Flat with Private Parking
- Lounge/Diner & Separate Kitchen with Integrated Appliances
- 2 Bedrooms with Fitted Furniture & Wet Room
- Additional Storage with 2 Built-in Cupboards
- Gas Central Heating & Double-Glazing Throughout
- South-Facing Communal Gardens
- Close to a Parade of Shops, Bus Stop & Whitby's Westcliff
- 999 Year Lease from 1996 with an Annual Service Charge of £390
- Keeping Pets and Holiday Letting is Not Permitted

Type: **FLAT**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **1**
Parking: **ALLOCATED PARKING**
Outside Space: **COMMUNAL GARDENS**
Tenure: **LEASEHOLD**

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5 HOWARDS COURT, WHITBY- 2 bed Flat -£185,000



Hope & Braim are delighted to present 5 Howards Court, a well-arranged ground floor flat with private parking, set in a convenient residential location in Whitby. Offering level living and easy access, the property would suit those looking to downsize. The accommodation comprises a lounge/diner, providing a comfortable space for both relaxing and entertaining, and a separate kitchen fitted with integrated appliances. There are two bedrooms, each benefiting from fitted furniture, together with a practical wet room offering accessible, easy-to-maintain bathing facilities. Additional storage is provided by two built-in cupboards, helping to keep the living space clear and uncluttered. Gas central heating and double-glazing throughout ensure the flat is warm and efficient all year round. Outside, residents enjoy the use of south-facing communal gardens, a pleasant spot to sit out and make the most of the sunshine. The private parking is an asset in Whitby, where parking can be at a premium. Howards Court is well placed for day-to-day needs, with a parade of shops and a bus stop close by, providing easy connections around the town and beyond. Whitby's Westcliff is also within easy reach, offering clifftop walks, the beach and the town centre further afield. The property is offered on a 999-year lease from 1996, with an annual service charge of £390. Please note that keeping pets and holiday letting are not permitted, which may appeal to buyers seeking a quiet, settled residential setting.



5 HOWARDS COURT, WHITBY- 2 bed Flat -£185,000



Approximate total area⁽¹⁾
540.67 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

