

RICHARDSON & SMITH

Chartered Surveyors

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FLAT 5, PENDLETON HOUSE 7 ABBEY TERRACE, WHITBY

Whitby town centre approx. ¼ mile



A SMARTLY PRESENTED TOP FLOOR APARTMENT WITHIN THIS CONVERTED TOWNHOUSE, SET JUST IN FROM THE CLIFF TOP AND ONLY A SHORT WALK FROM THE TOWN CENTRE. THIS MODERNIZED APARTMENT COULD BE A USEFUL INVESTMENT RENTAL OR PERMANENT HOME.

Accommodation:

Communal Entrance Hallway and Stairs.

Hallway, Living Room and Kitchen, Double Bedroom, Bathroom.

OFFERS ON: £129,950

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PARTICULARS OF SALE.

Lying on Whitby's Westcliff just yards from the clifftop where paths lead down to the beach, Flat 5 Pendleton House is an attractive flat, within a well maintained building, in a handy position. Most recently used as a long term letting investment, it could work equally well as a holiday let, which is permitted in this building.

The property was refurbished into separate flats in around 2009 and the block has retained its quality since. It is attractively presented with modern fixtures & fittings, plus stylish but plain, elegant décor.

The flat lies in a great position to enjoy all that the town has to offer. A short stroll from the centre of town or the beaches, this flat could be an ideal first or second home or weekend bolthole providing somewhere to unwind.

Approached from the pavement the house is set back behind a narrow forecourt area and steps lead up to the main entrance door. This opens into a communal hallway and stairs.

Flat 5 lies at the top of the house, where an entrance door opens onto...

Hallway: a useful entrance space from where doors open to all of the rooms. A partly boarded loft space, the access hatch is in the hallway.

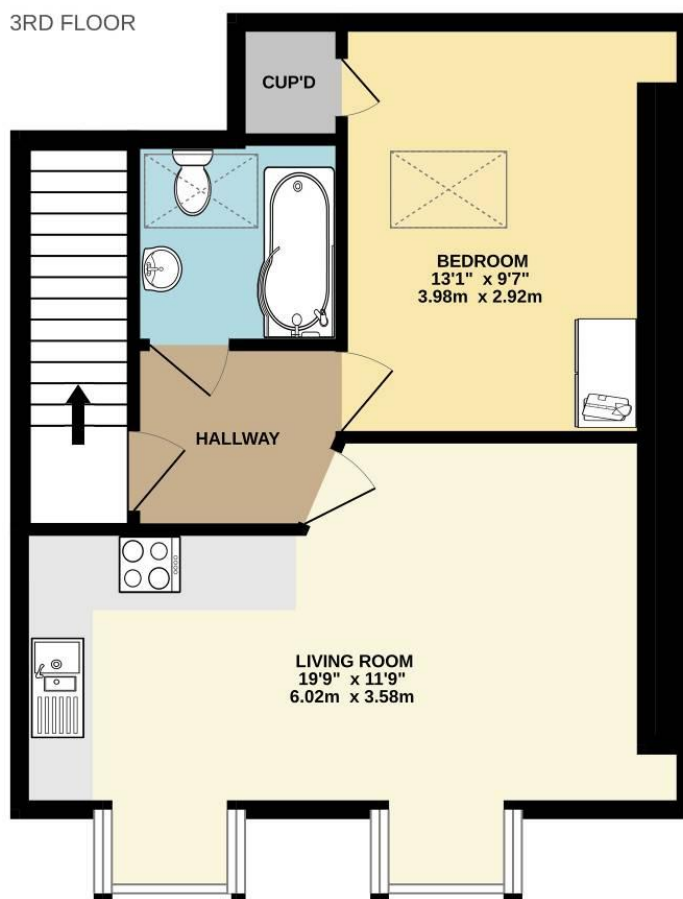
Open Plan Living Room and Kitchen: 19'9 x 11'9 (14'6 into dormer windows)

The open plan reception room has 2 uPVC double glazed dormer windows to the front, with glass sides to the dormers allowing panoramic views over the town. The sitting area lies at the wider end of the room. Part fitted carpet, part vinyl flooring.



The kitchen area is fitted with a modern suite of cabinets with laminate worktops and a stainless-steel sink with integral equipment including an oven, hob, fridge-freezer and automatic washer-dryer. The gas combi central heating boiler is neatly concealed within the kitchen cabinets. There is room for a table and chairs.

3RD FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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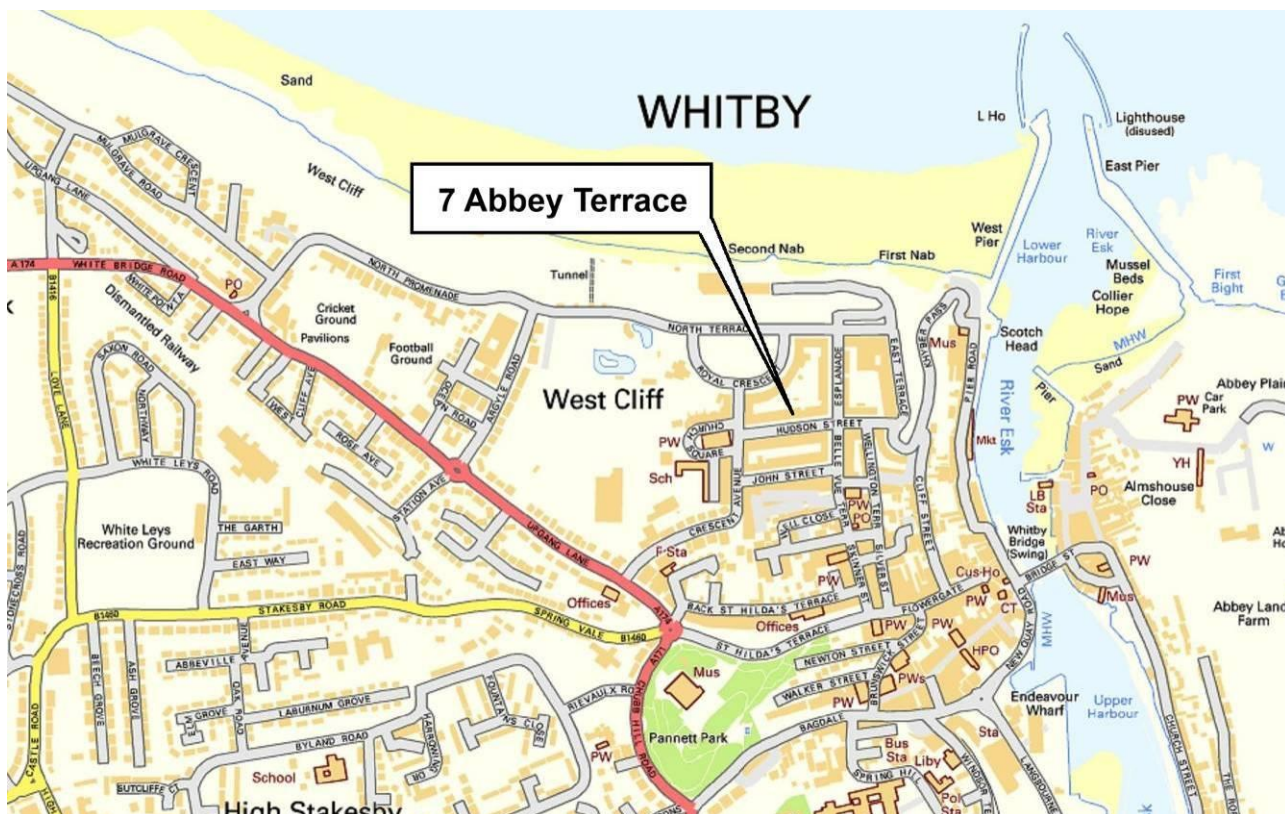


Bedroom 1: 13'1 x 9'7 A generous double bedroom with a large Velux rooflight window with fitted blind to the rear. A hatch opens to a small, but useful, recessed eaves storage cupboard. Fitted carpet.



Bathroom: 6'7 x 6'6 The bathroom has a modern white suite comprising a panelled shower bath with a curved glass screen and a thermostatic shower fitment, a low flush WC and a wash hand basin set in a vanity unit providing storage under. Vinyl flooring, central heating towel radiator, extractor fan. The room has a broad Velux rooflight to the rear with a fitted blind and also has $\frac{3}{4}$ tiled walls.





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 making an appointment to view this property.

Directions: From our offices, by car, head up Bagdale and turn right onto Chubb Hill, taking the second left at the next roundabout onto Upgang Lane. Turn right after 100 yards onto Crescent Avenue and take the second turn on your right down Hudson Street / Abbey Terrace. No 7 Abbey Terrace lies on your left hand side. See also location plan.

Tenure: Leasehold. The lease is for 999 years from 2009. The leaseholders own a share of the freehold. Service charge for 2026 is £107.79 per month including buildings insurance. Holiday letting is permitted.

Services: The property is connected to mains water, electricity, gas and drainage. Heating and hot water is provided via a gas combi boiler, concealed amongst the kitchen cabinets.

Local Taxation: The property is band A for council tax with approx. £1612 payable for 2026/7. North Yorkshire Council Tel 01723 232 323.

Post Code: YO21 3HQ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 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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property if you are considering selling



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