



01947 601301



FLAT 2, 24 CRESCENT AVENUE

1 BED FLAT



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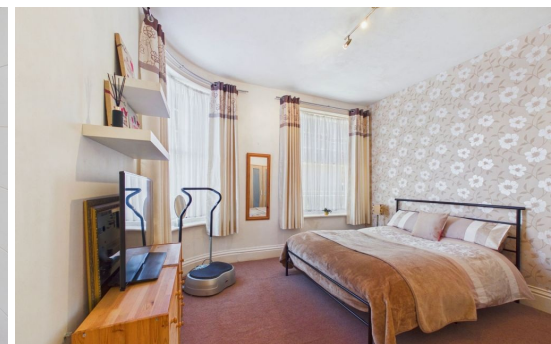
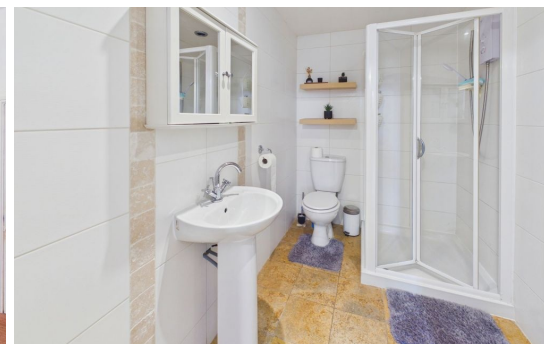
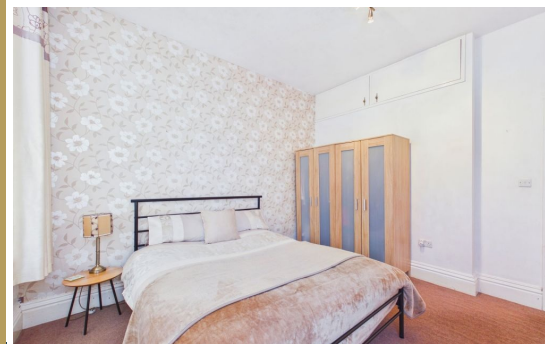
PROPERTY FEATURES

- Ground Floor Flat within a Victorian House
- Open Plan Living with Lounge/Kitchen
- High Ceilings & Large Bay Window
- 1 Double Bedroom & 1 Modern Shower Room
- Communal Entrance Hall with Stained Glass & Decorative Tiling
- Close to Whitby's Westcliff & Attractions
- 999 Year Lease from 2009 with a Service Charge of £600 pa
- Lease Restriction that prevents Holiday Letting

Type: **FLAT**
Availability: **FOR SALE**
Bedrooms: **1**
Bathrooms: **1**
Reception Rooms: **1**
Tenure: **LEASEHOLD**

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FLAT 2, 24 CRESCENT AVENUE- 1 bed Flat -£125,000



Hope & Braim are delighted to present Flat 2, 24 Crescent Avenue, a well-appointed ground floor apartment set within an attractive Victorian house on Whitby's sought-after Westcliff. The property is accessed via a communal entrance hall that sets the tone for the building's period character, featuring original stained glass and decorative tiled flooring, details that speak to the quality and craftsmanship of the original construction. The flat itself opens into a thoughtfully arranged open-plan living space, combining lounge and kitchen in a layout that makes excellent use of the available footprint. High ceilings lend the room a genuine sense of volume and light, while a large bay window frames an outlook onto the street beyond and draws in considerable natural light throughout the day, a feature that elevates the space considerably. The single bedroom is a comfortable double, and the shower room has been finished to a modern standard, providing a clean and contemporary contrast to the property's period setting. Situated within easy reach of the Westcliff and Whitby's wider array of amenities, restaurants, and harbourside attractions, the location is well-suited to those seeking a permanent residence or a manageable second home in the town. Prospective purchasers should note that the lease carries a restriction preventing holiday letting use. The property is offered on a 999-year lease from 2009 with a service charge of £600 per annum, paid monthly. Further details regarding the lease terms are available upon request.



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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.