



RICHARDSON & SMITH

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GARDEN FLAT, GLENFIELD VICTORIA TERRACE, ROBIN HOODS BAY

Whitby approx. 6 miles



A 1 BEDROOM GROUND FLOOR FLAT WITH A PRIVATE GARDEN AND PRIVATE PARKING PLUS VIEWS OVER ROBIN HOODS BAY TOWARDS RAVENSCAR. HOLIDAY LETTING IS NOT PERMITTED, SO THIS PROPERTY COULD BE AN IDEAL RETIREMENT SPOT OR COSY SECOND HOME, LYING AWAY FROM BUSY TOURIST FOOTFALL.

Accommodation:

Communal Entrance Lobby and Hallway. Private Hallway, Breakfast Kitchen, Lounge, Double Bedroom with Ensuite Cloakroom, House Bathroom. Private Garden to front. Private yard and driveway parking to rear.

Guide Price: £175,000

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk

PARTICULARS OF SALE

A late Victorian terraced house, Glenfield was divided into just 2 apartments in 2008. The ground floor garden apartment (no.1) and a larger duplex apartment on the upper floors (no.2).

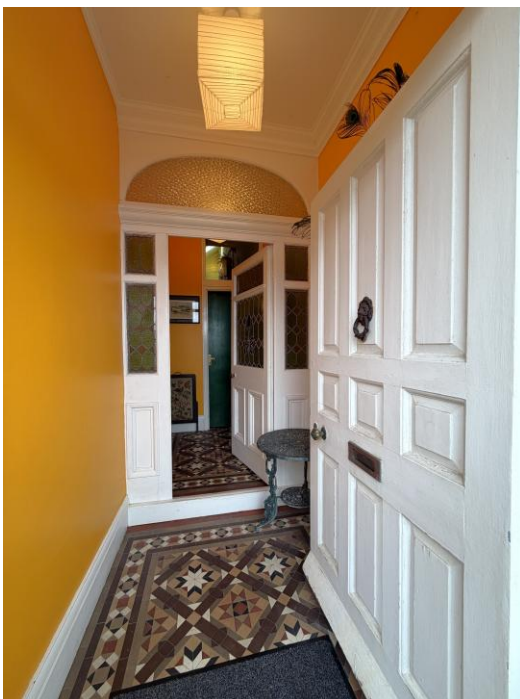


The long leasehold tenure prevents commercial holiday letting, and until recently the property has been a private home, the ground floor accommodation being a good alternative to a retirement bungalow. The property would be equally well-suited to being a private second home, as the property is close to the village amenities, but out of the way of the busier areas of tourist footfall.

The property has just one bedroom, but with a private garden, private parking and a sea view, it could now go either to a resident or as a cosy bolt-hole for weekend escapes.

Accessed from the front garden through the communal panelled front door into the...

Shared Entrance Lobby: With an ornately tiled floor and a step with a part glazed inner door and screen, with stained glass, opening into a **Shared Inner Hallway:** with an ornately tiled floor and private doors opening to both the garden flat and the upper maisonette.



Private Hallway: An L-shaped hall running through the apartment to a heavy panelled entrance door from the rear yard and 2 recessed storage cupboards. Panelled doors open to ...



Lounge – An L shaped living room with a broad bay window to the front overlooking the front garden and giving views to the sea. The focal point of the room is a handsome pine fire surround and mirrored overmantel framing the gas fire (disconnected), ceiling cornice and picture rail. Small internal windows throw some natural light back into the hallway.



Bedroom 1: A double bedroom with a window to the rear, looking onto the private rear yard. A curtain across a doorway opens onto...

En-Suite WC Cloakroom: a simple cloakroom with a low flush white WC and matching corner wash hand basin. A window faces onto the rear yard.



Kitchen Diner: Facing onto the private rear yard with a triple sash window, the kitchen is fitted with a simple suite of oak fronted kitchen cabinets with laminate worktops and integral equipment including a stainless steel sink unit, gas hob, electric oven and concealed cooker hood. There are spaces for other appliances and a useful recessed cupboard. A connecting door leads on to...



Bathroom: The bathroom lies at the rear of the house and has a simple, modern white suite comprising a panel bath with shower over, wash hand basin and low flush WC. Window to the rear.

Outside

The front of the property faces broadly south and the use of the front garden is private to the downstairs flat. There is a lawn with a shrub border and a low brick wall. Both flats have access up the entrance path to the communal entrance door, but the upper flat has it own area of garden opposite the building.



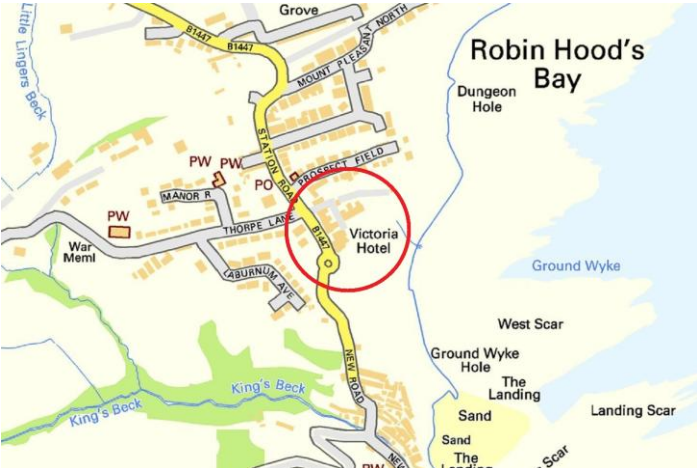
At the rear, there is a private yard, just outside the back door, in front of the extension that houses the kitchen and bathroom. At the end of the building there is a gravelled driveway, half of which belongs to the ground floor apartment, giving sufficient space to park 2 cars.

IMPORTANT NOTICE

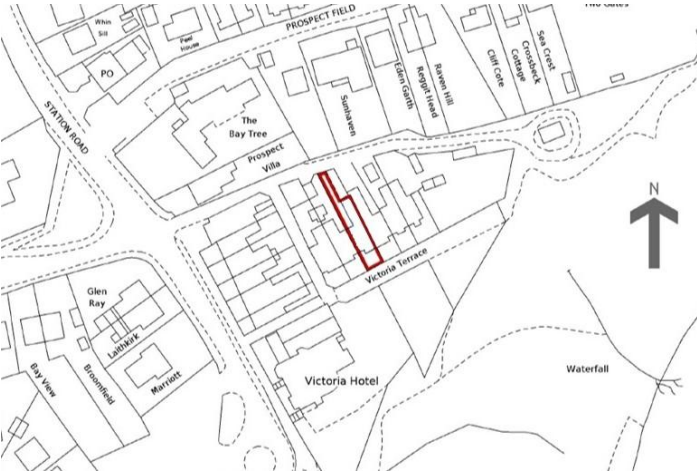
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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.

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 offices, travel south along the coast on the A171, turn left in High Hawsker where signed for Robin Hoods Bay. As you descend into the village, pass the tennis courts and the post office, going past the junction and you will find a narrow access road on your left, between the White Owl and Wayfarer B&Bs. Drive straight along this and the parking for Glenfield lies on your right, marked by the Richardson and Smith signboard.

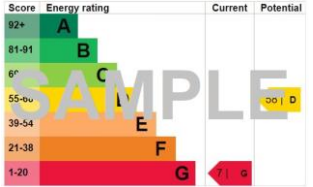


Services: The house is connected to mains water, electricity, gas and drainage. The property has gas central heating with a boiler located in the kitchen.

Council Tax Banding: Band 'A'. Approx £1,612 for 2026/7. North Yorkshire Council. Tel 01609 780 780.

Tenure: Leasehold on residual of a 999 year lease. 40% liability for communal expenses. No holiday letting permitted.

Post Code: YO22 4RJ





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