

# RICHARDSON & SMITH

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## FLAT 3, PROSPECT VILLA, 13 PROSPECT HILL, WHITBY

*Whitby town centre approx. ¼ mile*



**TWO-BEDROOM SECOND-FLOOR APARTMENT WITH ALLOCATED PARKING, CURRENTLY OPERATING AS A HOLIDAY LET WITH A SUCCESSFUL SEVEN-YEAR COMMERCIAL TRACK RECORD, OFFERING ALREADY-MADE INVESTMENT OPPORTUNITY. SHORT WALKING DISTANCE FROM THE TOWN CENTRE. WOULD ALSO MAKE A GREAT FIRST-TIME BUYER PROPERTY**

Accommodation:

Entrance Lobby, Living Room with Kitchen, Double Bedroom, Single Bedroom, Shower Room.

**GUIDE PRICE: £145,000**

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**Partners: Robert C Smith Ian K Halley FRICS James EJ Smith MRICS FNAEA**

## PARTICULARS OF SALE.

Scoresby's is a spacious second floor apartment located in Prospect Villa, a short distance from the town centre including the beach, harbour and a wide range of restaurants and bars. Currently a successful holiday let, the apartment is competitively priced in the market to attract early interest and would be a great investment property, particularly as there is a parking space, a god send in Whitby, or a first time buyer property for those looking to get on the property ladder.

Approached from the front, a communal entrance door provides access to the hallway where stairs rise to the second floors leading to the entrance door of the property.

On opening the front door, we enter...



**Entrance Lobby:** with internal doors to the living room and to both bedrooms.

**Living Room & Kitchen:** An open plan kitchen, living and dining area with a wide, bay window facing to the front, a traditional fireplace with ornate surround and fitted cupboard within which is situated the Viessmann gas central heating boiler.

Also sharing this space is the kitchen area which has a range of cabinets with a tiled splashback, inset stainless steel sink unit and positions for an automatic dishwasher, fridge and oven. There is a stainless steel extractor hood over the oven.

To the corner of the room is an inner lobby which in turn leads to the....

**Shower Room:** This space is fitted with a white suite and features a walk-in corner shower with a Triton electric shower unit, WC and basin, with heated towel rail and extractor fan.

Off the main entrance hall is:

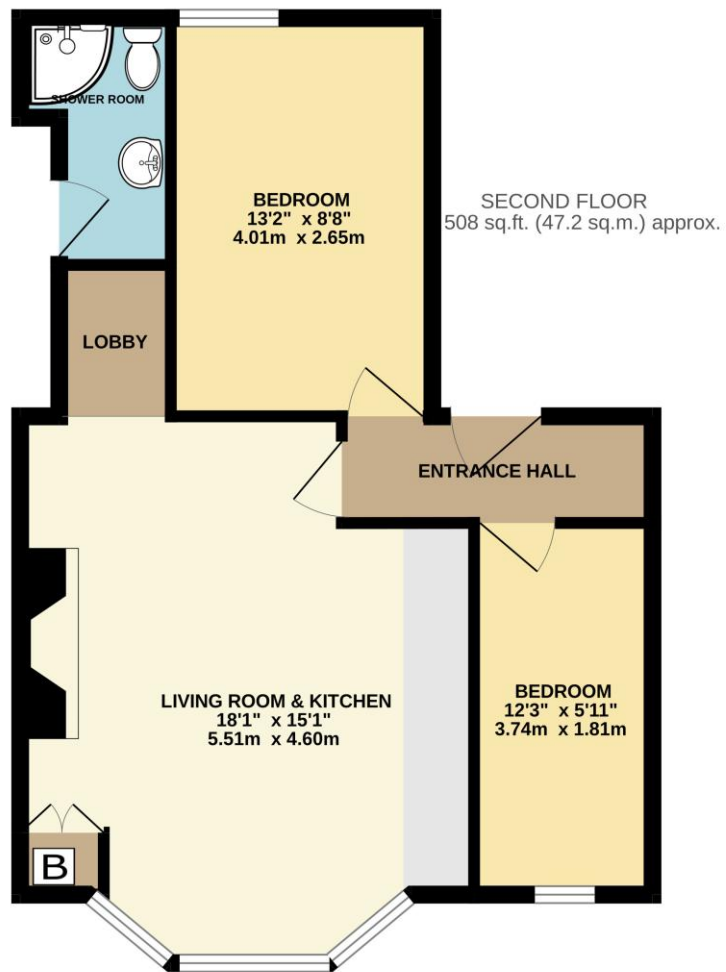
**Double Bedroom:** The spacious double bedroom has a window to the rear with view to Whitby Abbey

**Single Bedroom:** To the front, currently with bunk beds in situ.

## Outside

Directly outside is a designated middle parking space





TOTAL FLOOR AREA: 508 sq.ft. (47.2 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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## 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, head back out of town along Bagdale turning left at the roundabout and head up the hill past Hanover Terrace. As the road levels out and you approach the traffic lights you will find Prospect Villa on your left hand side. See also location plan.

**Tenure:** Leasehold. The lease is for 999 years from 2019. Service charge for 2026 is £1,056 per annum This figure includes buildings insurance. Commercial holiday letting is allowed under the terms of the lease.

**Services:** The property is connected to mains water, gas, electricity and drainage. Heating and hot water is provided via a combi style boiler located in a cupboard in the lounge kitchen.

**Local Taxation:** The property is business rated with a ratable value of £2,600 per annum. Due to small business rates reliefs, nothing is currently paid. North Yorkshire Council Tel 01723 232 323.

**Post Code:** YO21 1QE

### 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.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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