



01947 601301

8 KIRBY'S, WHITBY  
2 BED APARTMENT



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## PROPERTY FEATURES

- Balcony Apartment within a former Georgian Hotel
- Floor to ceiling windows with stunning views
- Grade II listed landmark building on Whitby's Westcliff
- 2 Double Bedrooms & Bathroom Suite
- Upper floors are served by a lift
- 999 Year Lease from 1979 and a share of the Freehold. There is a Management & Maintenance annual charge of £1,550 covering all communal areas, lift maintenance and building insurance.
- There is a restriction on the lease that prevents holiday letting but pets are allowed

Type: **APARTMENT**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **1**

Reception Rooms: **1**

Parking: **RESIDENTS PARKING**

Outside Space: **BALCONY**

Tenure: **LEASEHOLD**

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8 KIRBY'S, WHITBY - 2 bed Apartment - £250,000

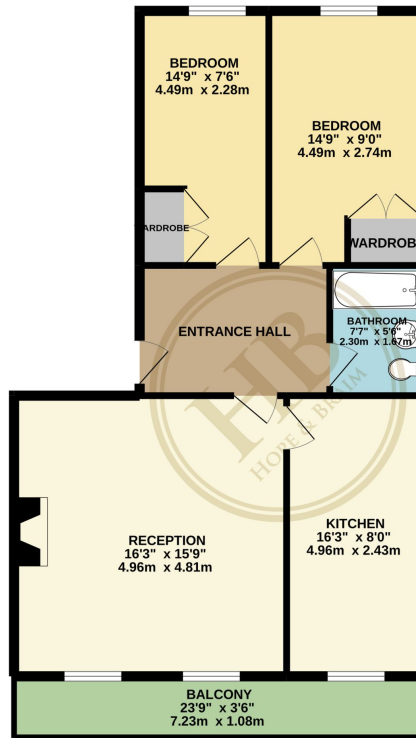


Hope & Braim are delighted to present 8 Kirby's in Whitby to the market. This apartment has arguably the best view in town that can be enjoyed from the living space and the balcony on this landmark building that sits high above the town on the Westcliff. Kirby's is a Grade II listed former Georgian Hotel that has been converted into apartments with No.8 occupying the full depth of the building on the first floor and is served by a lift. The building is well managed and has recently undergone major renovations including a new roof being replaced in 2018 and further works scheduled for this year. The apartment is both light & spacious and benefits from having high ceilings with floor to ceiling sash windows that flood every room with natural light and boasting stunning views. There is a well-proportioned reception room with period charm by having a fireplace, high ceilings with chandelier and two large windows that allow access onto the balcony and boasting superb views. A separate kitchen has stripped pine floorboards and fitted cabinets with integrated appliances. At the rear of the apartment are two double bedrooms both with built-in wardrobes and there is a separate bathroom suite. There is a restriction on the lease that prevents holiday letting, so we feel this apartment would be suitable as either a permanent residence or a private holiday home in this popular coastal town.



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GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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