



01947 601301



FLAT 1, 9 CHURCH SQUARE

2 BED APARTMENT



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PROPERTY FEATURES

- Ground Floor Flat on Whitby's Westcliff
- Victorian Terrace with Period Features
- Lounge & Adjoining Kitchen with Fitted Cabinets
- 2 Bedrooms & 2 Bathrooms, including an En-Suite
- Gas Central Heating & Double-Glazing Throughout
- 999 Year Lease from 2019 with a Service Charge of £500 pa
- Holiday Letting is Permitted & Keeping Pets with Permission

Type: **APARTMENT**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **2**
Reception Rooms: **1**
Tenure: **LEASEHOLD**

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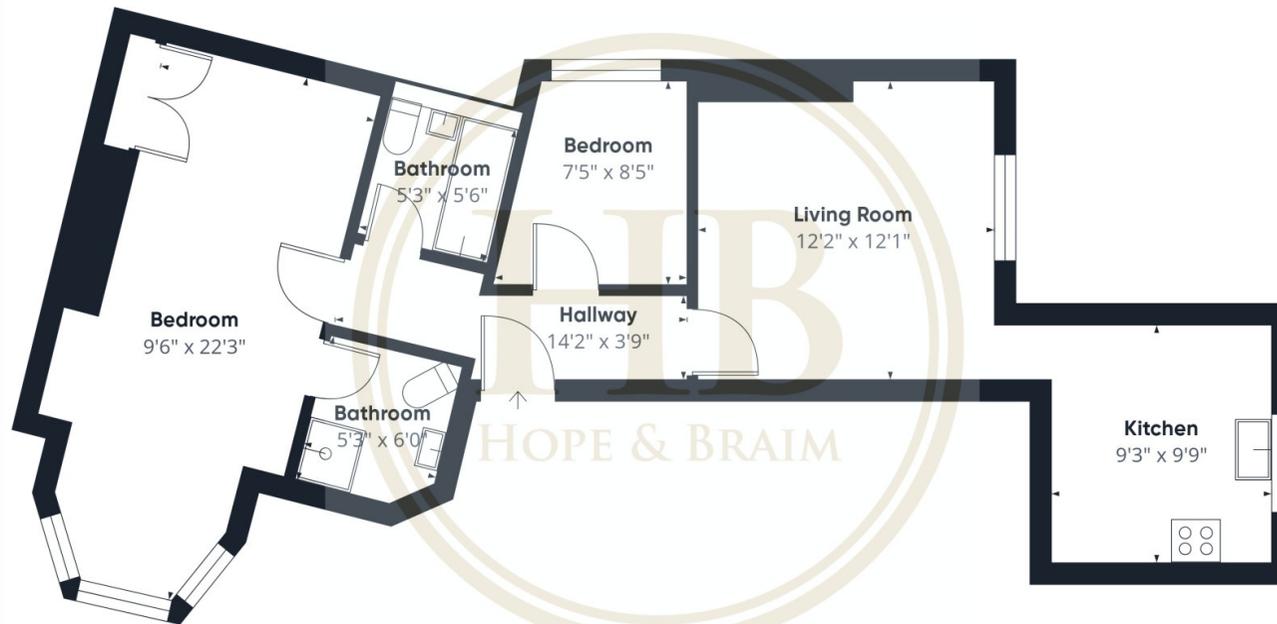
FLAT 1, 9 CHURCH SQUARE- 2 bed Apartment -£155,000



Hope & Braim are delighted to present this well-appointed ground floor apartment, forming part of an attractive Victorian terrace in one of Whitby's most sought-after residential locations on the Westcliff. Internally, the property retains much of its period character while offering comfortable, practical accommodation throughout. The welcoming lounge provides a pleasant principal living space and connects directly to a fitted kitchen, well-equipped with a range of floor and wall-mounted cabinets to make good use of the available space. The sleeping accommodation comprises two bedrooms, the principal of which is a generous double room enjoying an impressive bay window, a charming original feature that fills the room with natural light and adds considerable character. A second bedroom offers versatile use as a guest room or home office. The property is served by two bathrooms, including an en-suite to the principal bedroom, which adds a practical convenience for both permanent residence and holiday use. Further benefits include gas central heating and double-glazing throughout, ensuring year-round comfort. The property is held on a long lease with a share of the freehold, providing a degree of control over the building. Holiday letting is permitted, making this an equally compelling investment proposition for those seeking a presence in Whitby with the option to generate rental income. Situated on the Westcliff, the apartment is within easy reach of the town's harbour, shops, restaurants, and the iconic 199 steps, placing the very best of Whitby directly on the doorstep.



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Approximate total area⁽¹⁾
619 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
101-151	B		
152-180	C	73	78
181-198	D		
199-244	E		
245-282	F		
283-300	G		
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC

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.

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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.

