

FLAT 3, 3 NORMANBY TERRACE WHITBY



£99,950

Situated in the popular West Cliff area this second floor flat has a lounge, 1 bedroom, bathroom and kitchen. The property has gas central heating and a balcony with wrought iron railings.

Located on the opposite side of John Street which runs between Crescent Avenue and Havelock Place close to the West Cliff and within approximately 1/2 mile of the town centre.



Proprietors: N A & F Jackson • Manager: Keith Guy
32 Flowergate ♦ Whitby ♦ North Yorkshire ♦ YO21 3BB
Telephone: 01947 606111 ♦ Fax: 01947 606340
Web site: www.jacksonspropertyservice.co.uk
e-mail: whitbyproperty@onyxnet.co.uk

GROUND FLOOR

There is a communal entrance lobby and hall with stairs to the upper floors.

FIRST FLOOR

HALF LANDING

With a fire escape to the rear and a walk-in Storeroom which has a window.

SECOND FLOOR LANDING

FLAT 3

ENTRANCE HALL

With a radiator and under stairs cupboard.

LOUNGE (14'6 x 10'6)

Having a period style fireplace, built-in storage cupboard, radiator, a sash window to front with balcony and wrought iron railings, t.v. point and an entry telephone.



BATHROOM (9'3 x 4'3 excluding recess)

Has part panelled walls, a panelled bath with shower over and a mixer

shower, w.c. and pedestal wash basin. There is also a chrome heated towel rail.

KITCHEN (12'9 x 6'9 + 6' x 3' recess)

Partly tiled and fitted with a range of base and wall cupboards incorporating a single drainer sink unit, plumbing for an automatic washer, space for a refrigerator and cooker and a cooker hood. There is a window to rear, radiator and a gas fired combination boiler.



BEDROOM (9'3 x 6'9)

Has a sash window to the front and a radiator.

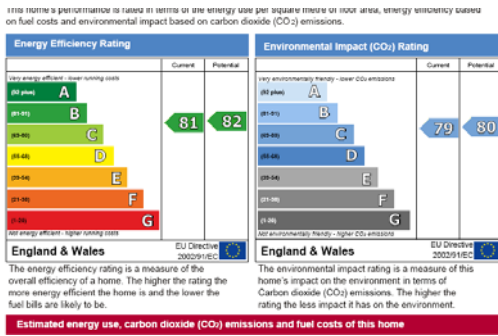
NOTES

We are informed that the property is subject to a 999 year lease under the terms of which holiday letting is allowed. We are also informed that £10 per month is currently payable for maintenance and £224 per annum for buildings insurance.

VIEWINGS

Strictly by appointment through sole selling agents.

ENERGY RATINGS



of each of the statements, measurements, etc, contained in these particulars. (c) The vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.

MEASUREMENTS are only very approximate and their accuracy is in no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpet or furnishings.

IMPORTANT NOTE TO PROSPECTIVE PURCHASERS **Conditions of receiving Jacksons Property Service particulars.**

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract or sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document. Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are; give notice that (a) these particulars are prepared for the convenience of any intending purchaser or tenancy & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries or inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness