

FLAT 3, 7 BELLE VUE TERRACE WHITBY



£120,000

Recently renovated and improved this lower ground floor flat provides spacious 1 bedroom accommodation with a living room incorporating a fitted kitchen area, bathroom, utility, cloakroom and conservatory. The property is double glazed with gas central heating. There is also parking to the rear for 2 cars on a first come first served basis.

Located at the top of Skinner Street within the town centre, handy for both the West Cliff and town centre amenities and shops.



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

A private entrance from the rear gives access via the Conservatory. There is also a storage cupboard situated at the rear of the communal hall.

FLAT 3

Private Entrance into the :-

CONSERVATORY (11'3 x 5'6)

Having fully fitted carpets, double glazed doors and a window to rear. Located off this room is :-



CLOAKROOM

Which has laminate flooring, a double glazed window to rear, w.c and wash hand basin with independent water heater over.

INNER HALL

With built-in storage cupboards, a telephone point and radiator.

LIVING ROOM (17'6 x 16'3 max)

A spacious room in which there is a radiator, double glazed bay window to front, a marble effect fireplace with living flame gas fire in wooden surround and t.v. point.

KITCHEN AREA (9'3 x 4'9)

Fitted with a new range of base and wall cupboards with black work surfaces and tiled splashbacks

incorporating a single drainer sink unit, electric oven and hob with extractor hood over. There is also an extractor fan and a gas fired combination boiler.



UTILITY ROOM

With a tiled floor and plumbing for an automatic washing machine.

ENTRANCE LOBBY

Which could be used as a walk in wardrobe and leads directly into :

BEDROOM (13' x 9'6)

With a radiator, cupboard housing the water meter and a double glazed window into the Conservatory.

BATHROOM (8'6 x 6'3)

Tiled with a double glazed window to rear, heated towel rail, separate shower cubicle and a white suite comprising a panelled bath, w.c and vanity unit.



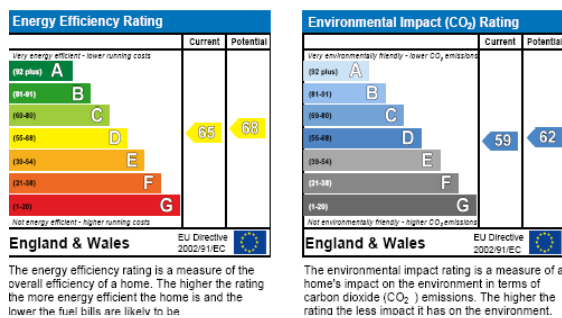
OUTSIDE

To the front is a gravelled patio area, whilst at the rear of the property is a parking area which is soon to be block paved and provides parking for up to 2 cars on a first come first served basis.

NOTES

1. We are informed that the property is subject to a 99 year lease and that £35 per month is currently paid for maintenance and buildings insurance.
2. We understand that holiday letting is not allowed but residents' pets are allowed.

ENERGY RATINGS



VIEWINGS

Strictly by appointment through sole selling agents.

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 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.