

# 1 BURNS YARD, FLOWERGATE WHITBY



# £114,950

Situated within the town this maisonette provides spacious and flexible 1 or 2 bedroom accommodation over 3 storeys. An ideal starter home or investment property which benefits from gas central heating and provides a view of Whitby Abbey and the sea from the third floor landing window.

*Burns Yard is located off Flowergate, between Nos. 27 and 28, within walking distance of town centre shops and amenities.*



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## GROUND FLOOR

### ENTRANCE LOBBY

With an electric wall heater and stairs to the first floor.

### FIRST FLOOR LANDING

With stairs to the second floor.

### LIVING ROOM (12'3 x 12')

A spacious room with 2 windows to the front, a radiator, television point, a walk in storage cupboard with lighting installed and a gas fired combination boiler. There is also a range of base and wall cupboards incorporating plumbing for an automatic washer, a single drainer sink unit, built in electric oven, gas hob and extractor hood and space for a refrigerator.

### SECOND FLOOR LANDING

With a radiator and stairs to the third floor.

### SITTING ROOM/BEDROOM 1 (13'6 x 9'6)

Another good sized room with a window to the front, radiator and television point.

### THIRD FLOOR LANDING

Which has a window to the rear giving views of Whitby Abbey, the harbour mouth and sea.

### BEDROOM 2 (16'6 x 9'9 excluding recess)

Having a dormer window to the front, television point and a radiator.

### BATHROOM (9'6 x 7')

Has a dormer window to the rear, loft access, a radiator, partly tiled walls and fitted white suite comprising:- a panelled bath with mixer shower, pedestal wash basin and w.c.

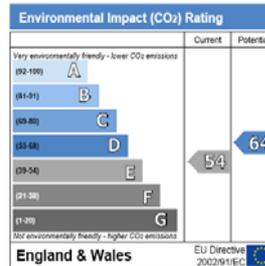
## NOTES

We are informed that the property is subject to a 999 year lease with no onerous restrictions.

## VIEWINGS

Strictly by appointment through sole selling agents.

## ENERGY RATINGS



**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.

