

**FLAT 24, JEFFERSON HOUSE
STATION AVENUE
WHITBY**



£115,000

A first floor flat within this purpose built block on the western side of Whitby. There is 1 bedroom, a living room incorporating a fitted kitchen area and shower room. The property is double glazed with night storage heating and an allocated car parking space. Contents may be available by separate negotiation.

Located on the western side of Whitby within approximately $\frac{3}{4}$ mile of the town centre and with easy access to the West Cliff.



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

There is an entrance on the Ground Floor with a secure intercom entry system giving access into a communal entrance hall with stairs to all floors.

FIRST FLOOR

FLAT 24

ENTRANCE HALL

With an entry phone and built-in storage cupboard housing the hot water cylinder.

LIVING ROOM (16'6 x 9'6)

A good sized room having a storage heater, television and telephone points, double glazed double doors to the rear with a Juliet balcony and open access into



KITCHEN (8'9 x 5'9)

Fitted with a range of base and wall cupboards incorporating a built-in oven, hob and extractor hood, single drainer sink unit, space for a refrigerator and plumbing for an automatic washer or dishwasher. The floor is tiled and the walls are partly tiled.



BEDROOM (11' x 9'6)

Has a storage heater, television and telephone points, a ceiling fan light, double glazed window to rear and a fitted wardrobe with centre shelved cupboard and 2 drawers below.

SHOWER ROOM (7' x 4'9)

Tiled with an extractor fan, Dimplex wall heater, a heated towel rail, shaver point and light and a suite comprising a shower cubicle, pedestal wash basin and w.c.



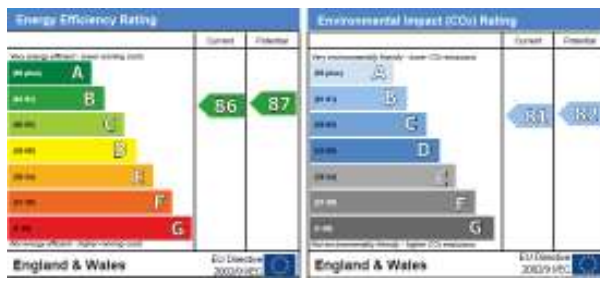
OUTSIDE

There is an allocated parking space to the side of the block and visitors' parking along the street.

NOTES

1. We are informed that the property is subject to a 999 year lease under the terms of which there is no holiday letting but pets are allowed by agreement with the Management Company.
2. We are also informed that a Ground Rent of £20 per annum is payable and a sum of £750 per annum to cover buildings insurance and maintenance.

ENERGY RATINGS



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.

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