

**FLAT 3
14 PROSPECT HILL
WHITBY**



£99,950

A spacious first floor flat providing 1 bedroom accommodation with a living room incorporating a fitted kitchen area with appliances and a bathroom. The property is double glazed, provides good rural views and represents an ideal starter or holiday home.

Located at the top of Prospect Hill close to the junction with Waterstead Lane and within approximately ½ mile of the town centre.



**32 Flowergate ♦ Whitby ♦ North Yorkshire ♦ YO21 3BB
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There is a communal entrance on the ground floor with stairs leading to:

FIRST FLOOR

FLAT 3

ENTRANCE HALL

With a cupboard housing the fuse box, an airing cupboard with immersion heater and loft access.

LIVING ROOM (18'3 x 14' into bay and excluding recesses)

Having a laminate floor, double glazed bay window to front offering excellent rural views, wall mounted electric fire, a range of base and wall cupboards incorporating an automatic washing machine, integrated fridge and freezer, built-in electric oven and a ceramic hob with extractor hood over.



BEDROOM (13' x 13' ex recess + 6' x 4'9 bay)

Has a deep square bay window to rear offering extensive views of the east side of Whitby, television and telephone points and a laminate floor.



BATHROOM (11' x 5'9)

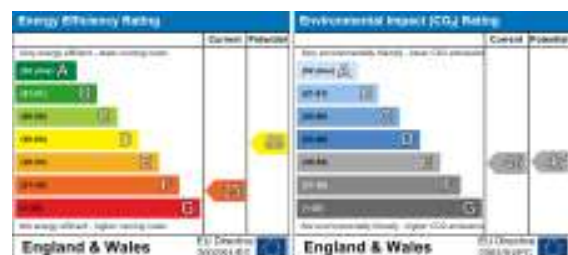
With a double glazed window to front, pedestal wash basin, W.C and a panelled bath with shower over and screen.



NOTES

1. We are informed that the property is subject to a 999 year lease and that holiday letting and pets are not allowed.
2. We are also informed that £20 per month is currently paid to cover maintenance and buildings insurance.

ENERGY RATING



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 tenant & 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.