

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

**22 RUNSWICK AVENUE, WHITBY. YO21 3UB**



**A 3 BEDROOM, SEMI-DETACHED HOME WITH GARDEN, DRIVEWAY PARKING AND GARAGE, SET NEAR TO THE WESTERN OUTSKIRTS OF THE TOWN. WITH DOUBLE GLAZING AND GAS CENTRAL HEATING THIS FAMILY HOME IS LIKELY TO BE POPULAR, SO VIEW EARLY TO AVOID DISAPPOINTMENT.**

It offers: Hallway, Lounge, Dining Room, Kitchen. Landing, 3 Bedrooms, Shower Room. Driveway parking. Garage and Greenhouse. Front and Rear Gardens. EV Charging point. Gas central heating, uPVC double-glazing. Unfurnished. Sorry, no Smokers, pets to be considered.

**RENT: £925 PCM**



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[www.richardsonandsmith.co.uk](http://www.richardsonandsmith.co.uk)



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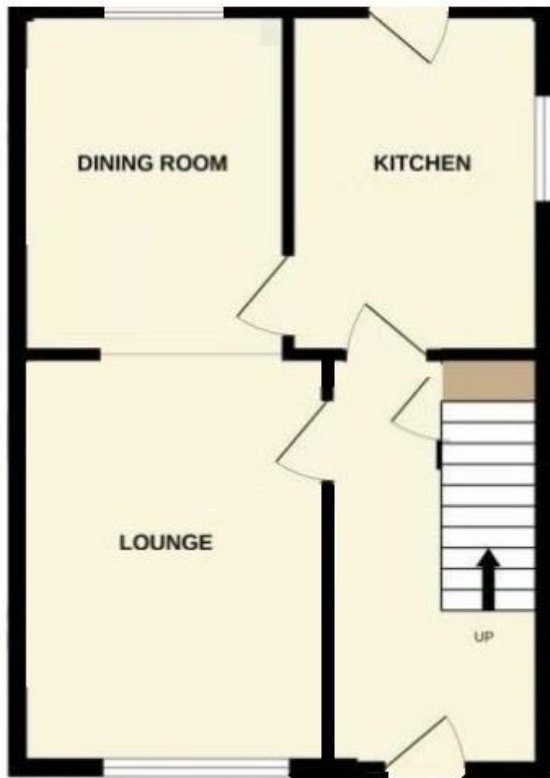


Partners: Robert C Smith

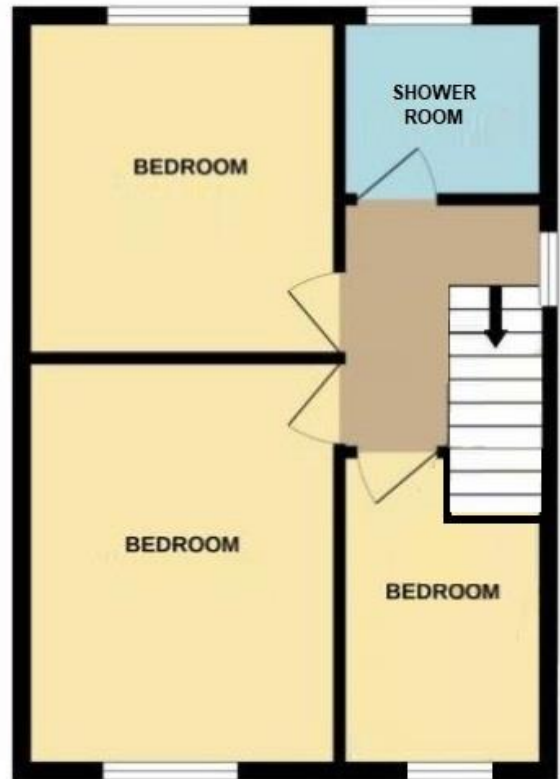
Ian K Halley FRICS

James EJ Smith MRICS FNAEA

GROUND FLOOR



1ST FLOOR



*Lounge*



*Dining Room*



*Rear Garden*



*Bedroom 2*





*Kitchen*



*Bedroom 1*

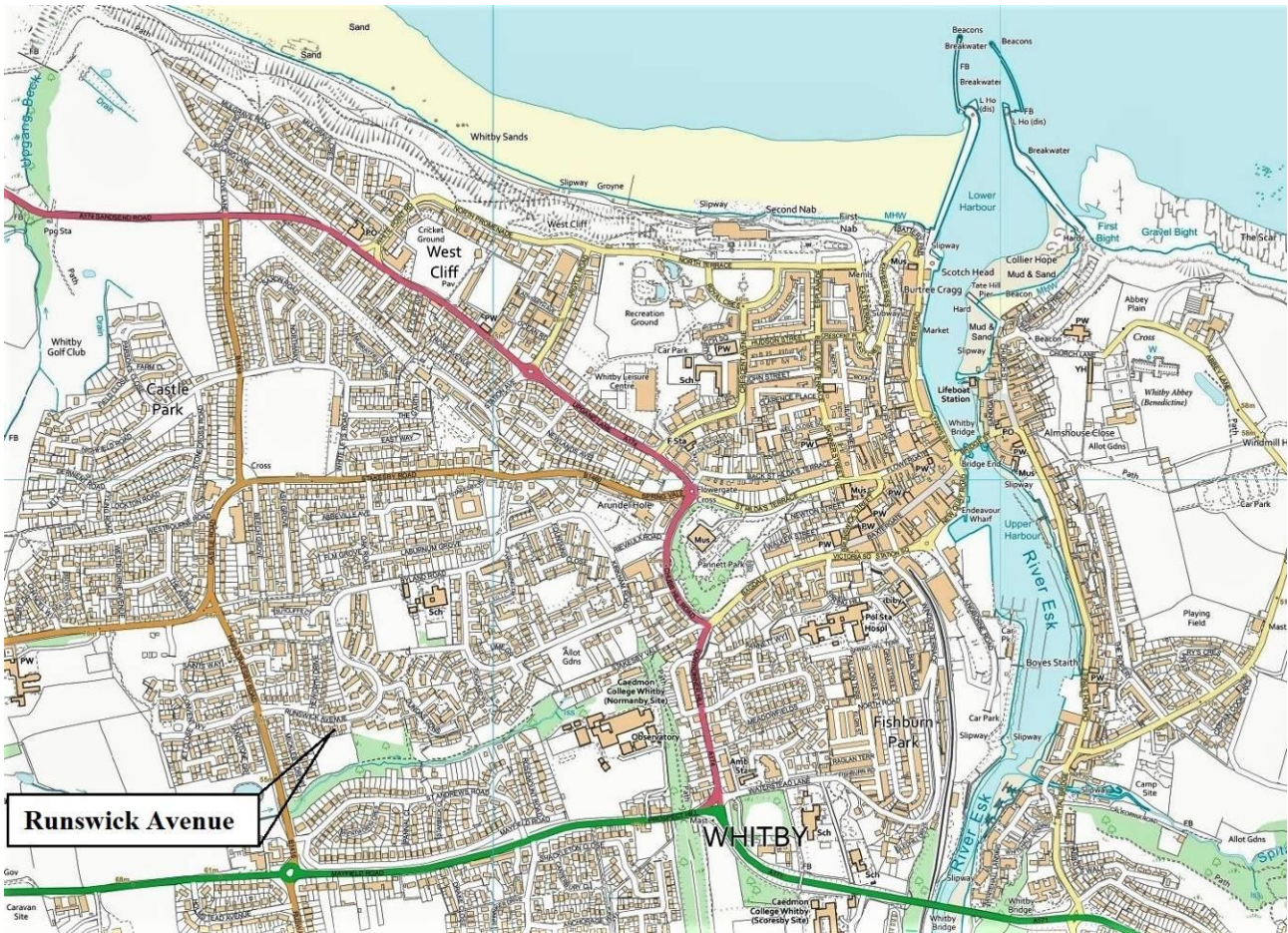


*Landing*



*Shower Room*





**Viewing:** Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

**Services:** The property is connected to mains water, gas, electricity and drainage. Hot water and heating run from a modern gas combi boiler. EV charging point on the front of the house by the driveway.

**Council Tax Banding:** 'C' £2,150 payable for 2025-26 (verbal query only) North Yorkshire Council. Tel 01723 232323.

**Terms:** All tenants will need to submit a referencing application for which there is no charge. Tenants will need to provide a bond for the property which equates to the monthly rent. Tenants will be responsible for all services and council tax in relation to the property. Tenancies are normally for an initial period of 6 months.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTICE**

*Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the landlord(s). The particulars are a general outline only for the guidance of intending tenants and do not constitute an offer or contract. Any prospective tenants should satisfy themselves by inspection or otherwise as to their correctness.*

View all of our residential properties for sale on the internet website: [www.rightmove.co.uk](http://www.rightmove.co.uk)



Call us for a free appraisal of your property if you are considering selling



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