

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

APARTMENT 1 72-74 BAXTERGATE, WHITBY. YO21 1BL



A SPACIOUS 2 BEDROOM APARTMENT ON THE SECOND FLOOR OF THIS TOWN CENTRE PROPERTY POSITIONED JUST YARDS FROM THE HARBOUR AND SWING BRIDGE. RECENTLY REFURBISHED WITH ALL NEW DÉCOR, FIXTURES & FITTINGS, FLOOR COVERINGS, ETC.

Accommodation: entrance hallway with walk-in store, living room cum kitchen with integral appliances, 2x double bedrooms and bathroom with both bath and shower.

Gas central heating, Double Glazing. Unfurnished. Strictly no Smoking or Pets

RENT: £800 PCM

email@richardsonandsmith.co.uk

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8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298

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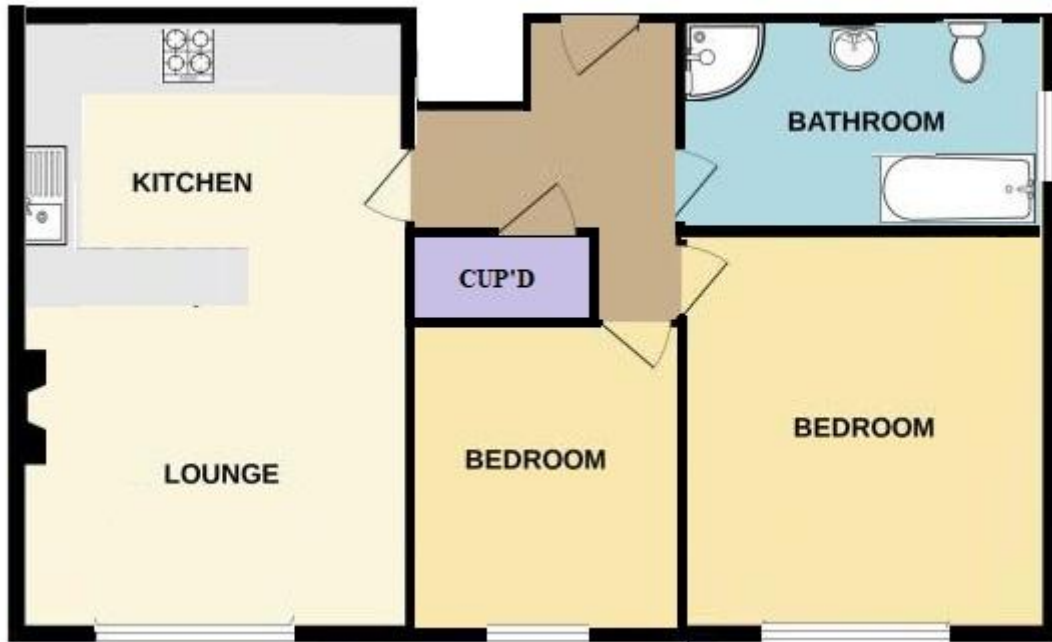
Partners: Robert C Smith

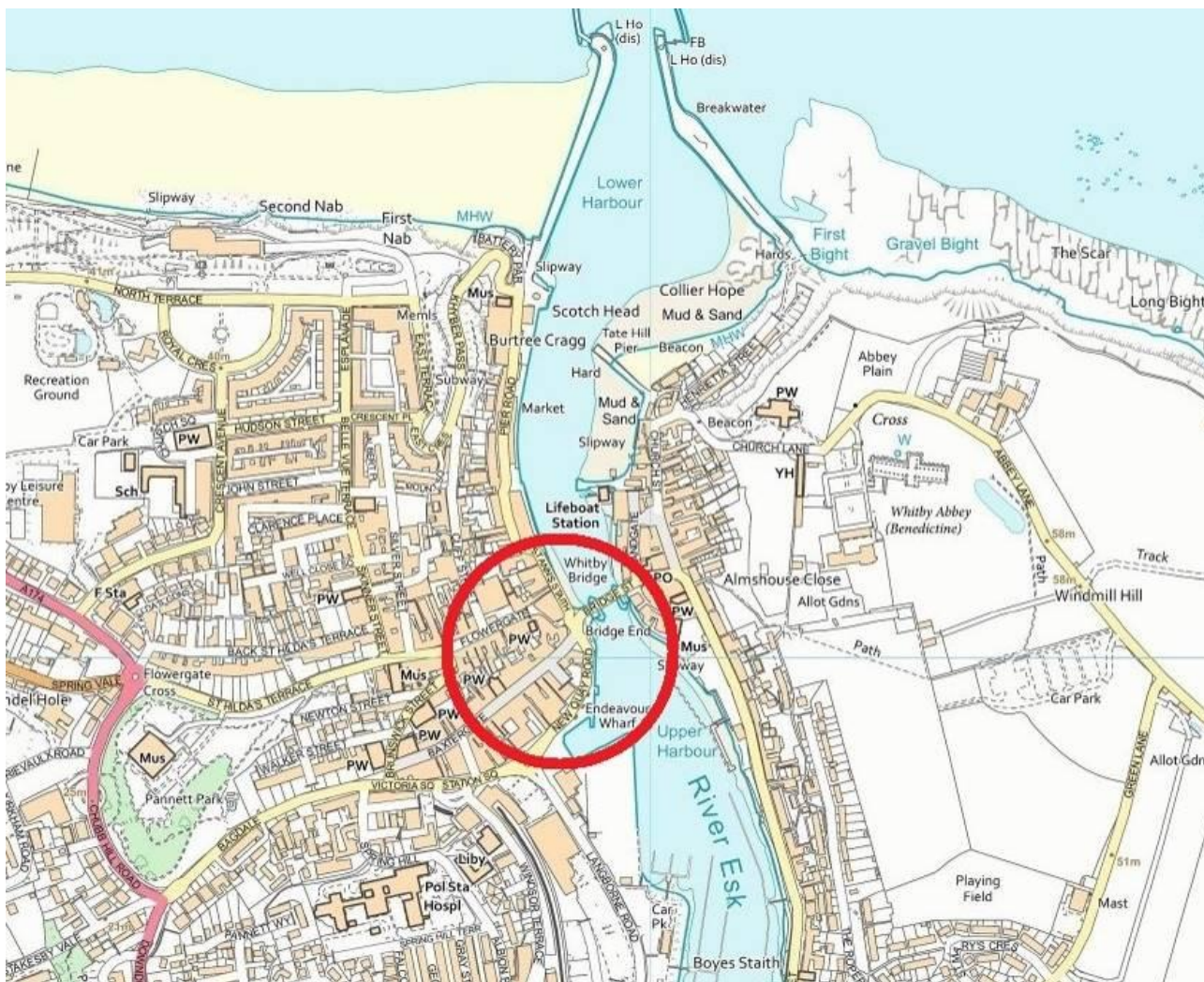
Ian K Halley FRICS

James EJ Smith MRICS FNAEA









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. Heating is provided by combi gas central heating.

Council Tax Banding: 'A' (verbal query only) Scarborough Borough Council Tel 01723 232323.

Terms: Richardson and Smith act as agents for the rental of this apartment. Chosen 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 will be approximately equal to up to 5 weeks rent. Tenants will be responsible for all services and council tax in relation to the property.

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.

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

View all of our residential properties for sale on the internet website: www.rightmove.co.uk



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



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