

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

3 PANNETT WAY, WHITBY. YO21 1NZ



A 3 BEDROOM SEMI-DETACHED HOUSE SITUATED IN A RESIDENTIAL CUL-DE-SAC, USEFULLY PLACED WITHIN WALKING DISTANCE OF THE TOWN CENTRE WITH GARDENS AND A GARAGE.

Lobby, Dining Room, Kitchen, Lounge, Conservatory.
Landing, 2 Double Bedrooms, Single Bedroom, Shower Room.
Garage with driveway. Garden to rear.
Central heating, double glazing. Mainly unfurnished. No smokers or pets.

RENT: £925 PCM

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



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

Tel: (01947) 602298

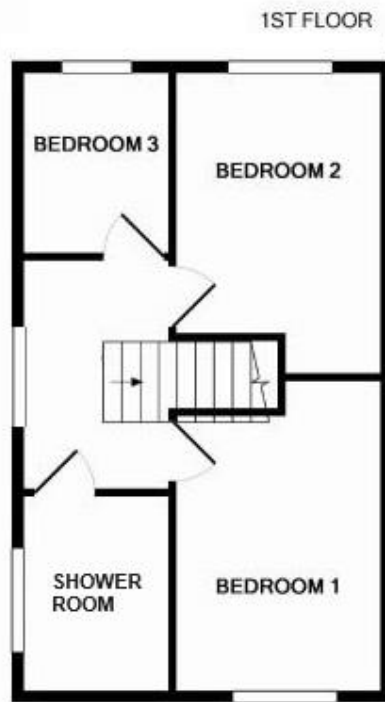
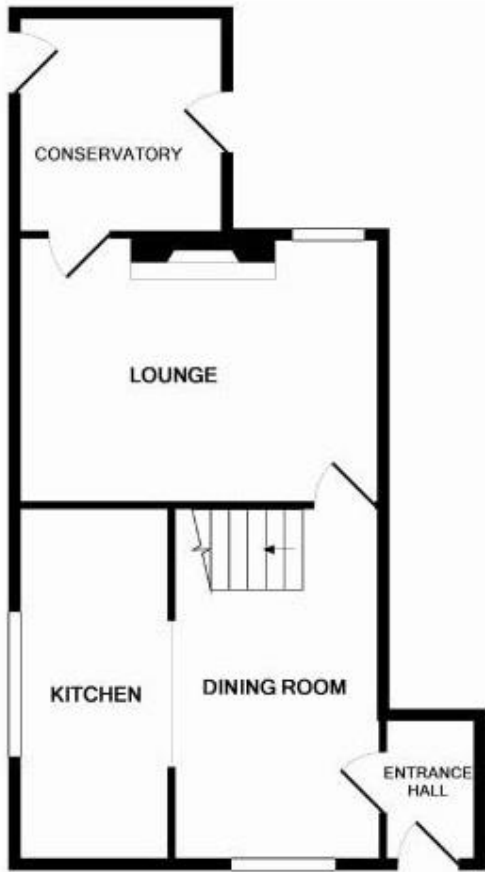
Fax: (01947) 820594



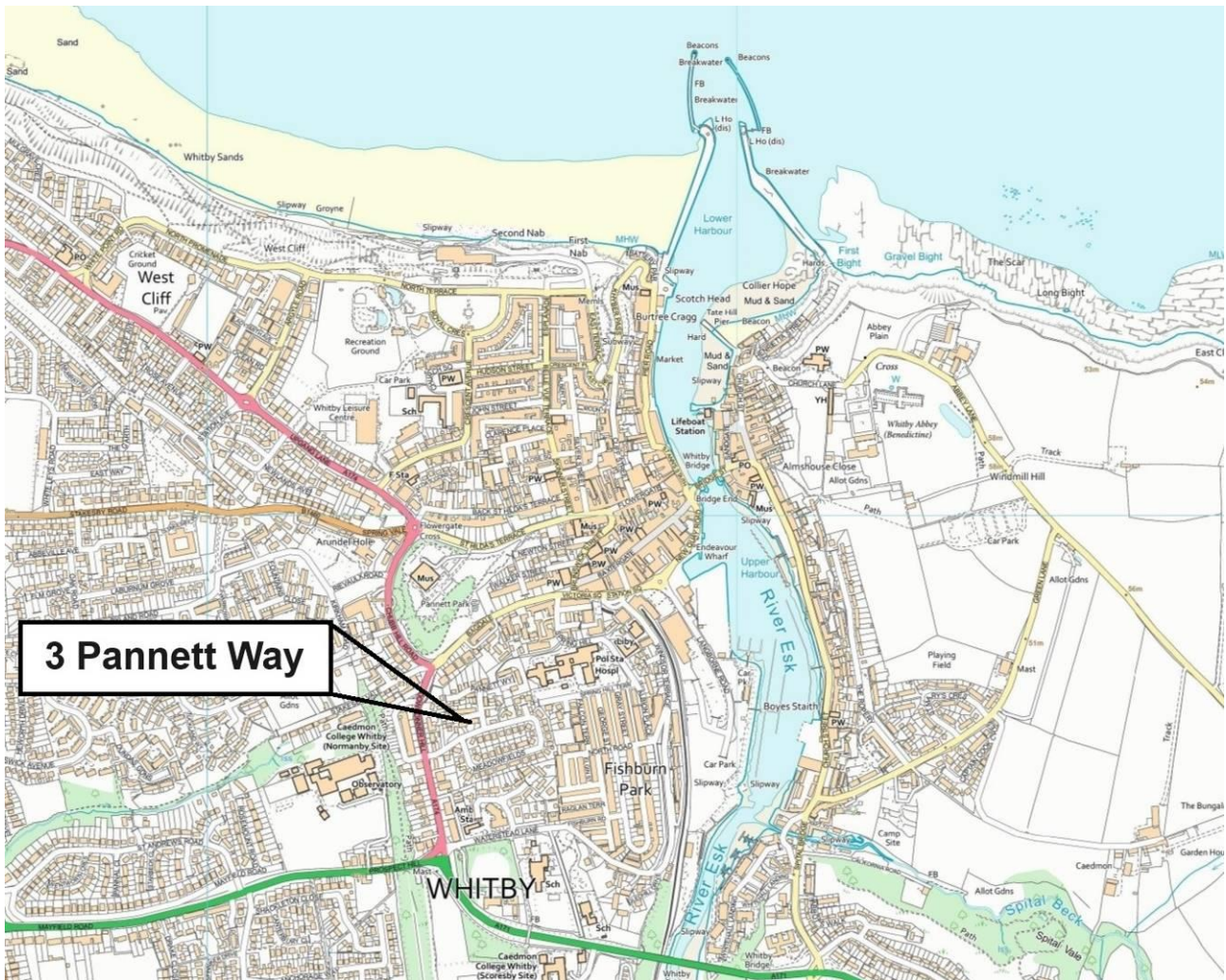
Partners: Robert C Smith

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. Gas central heating.

Council Tax Banding: 'C' £1936 for 2024/5. North Yorkshire Council Tel 01723 232323.

Terms: All prospective 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 on top of the rent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	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



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



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