

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

## 23 Mulgrave View, Stainsacre, Whitby, YO22 4NX



**A MODERN, DETACHED HOUSE SET IN THIS HANDY VILLAGE JUST A MILE FROM TOWN. THE DORMER BUNGALOW DESIGN HAS 2 DOUBLE BEDROOMS PLUS A SMALLER BEDROOM OR STUDY ON THE GROUND FLOOR. THE HOUSE HAS A GARAGE AND PLENTY OF PARKING PLUS A GARDEN TO THE REAR.**

It offers: Ground Floor: Porch, Hallway, Lounge, Dining Area, Kitchen, Bathroom, Study/Single Bedroom.  
1<sup>st</sup> floor: 2x Double/Twin Bedrooms. Outside: Garage. Driveway and off-street parking. Garden to rear.  
Gas central heating, double glazing. Unfurnished. No smokers. Pets by permission.

**RENT: £950 PCM**



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



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Tel: (01947) 602298

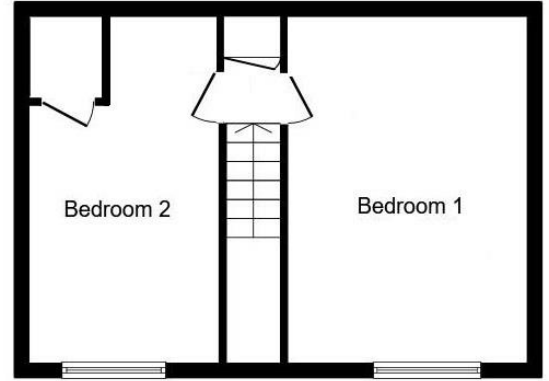
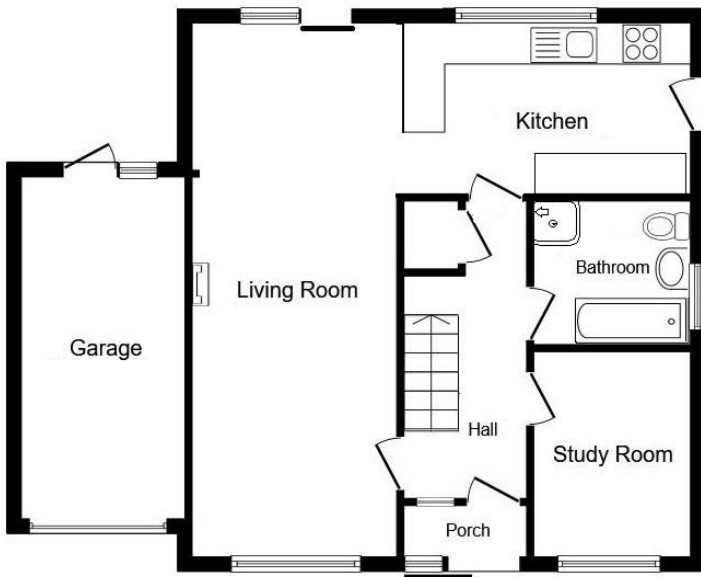
Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA



*Lounge*



*Dining*



*Kitchen*



*Kitchen*



*Bathroom*



*Study / Bedroom 3*



*Bedroom 1*

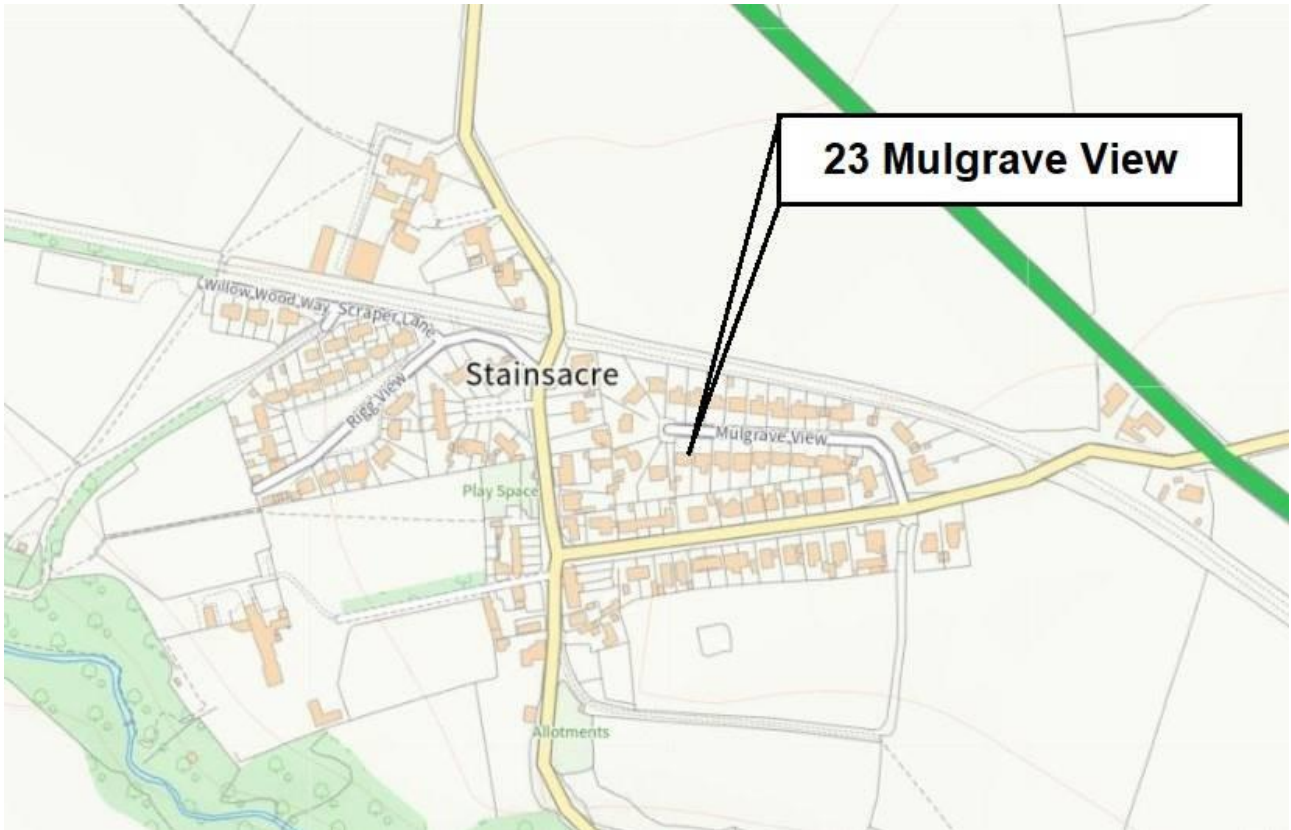


*Bedroom 2*

*(New carpets are being laid prior to letting)*



*View to front*



**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:** 'D' approx. £2,178 payable for 2023-24 (verbal query only) 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		
69-80	C		
55-68	D	59 D	80 C
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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