

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

Motherwell House, 26 Gray Street, Whitby. YO21 1EP



AN IMPROVED AND MODERNISED 4 BEDROOM VICTORIAN TERRACED HOUSE SET NEAR TO THE HOSPITAL AND CLOSE TO WHITBY TOWN CENTRE. OFFERING UPTO 4 BEDROOMS PLUS 2 RECEPTION ROOMS, WITH ACCOMMODATION OVER 3 FLOORS.

It offers: Ground Floor: Hallway, Dining Room, Lounge, Kitchen.

1st floor: 2x Double/Twin Bedrooms, Bathroom. 2nd floor: 2 further bedrooms.

Outside: forecourt garden and covered rear yard.

Gas central heating, double glazing. PLEASE NOTE the property is now un-furnished, ONLY the white goods in the kitchen and the dining room table and chairs.. No smokers. **Pets will be considered.**

RENT: £900 PCM

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Kitchen



Dining Area



Bathroom



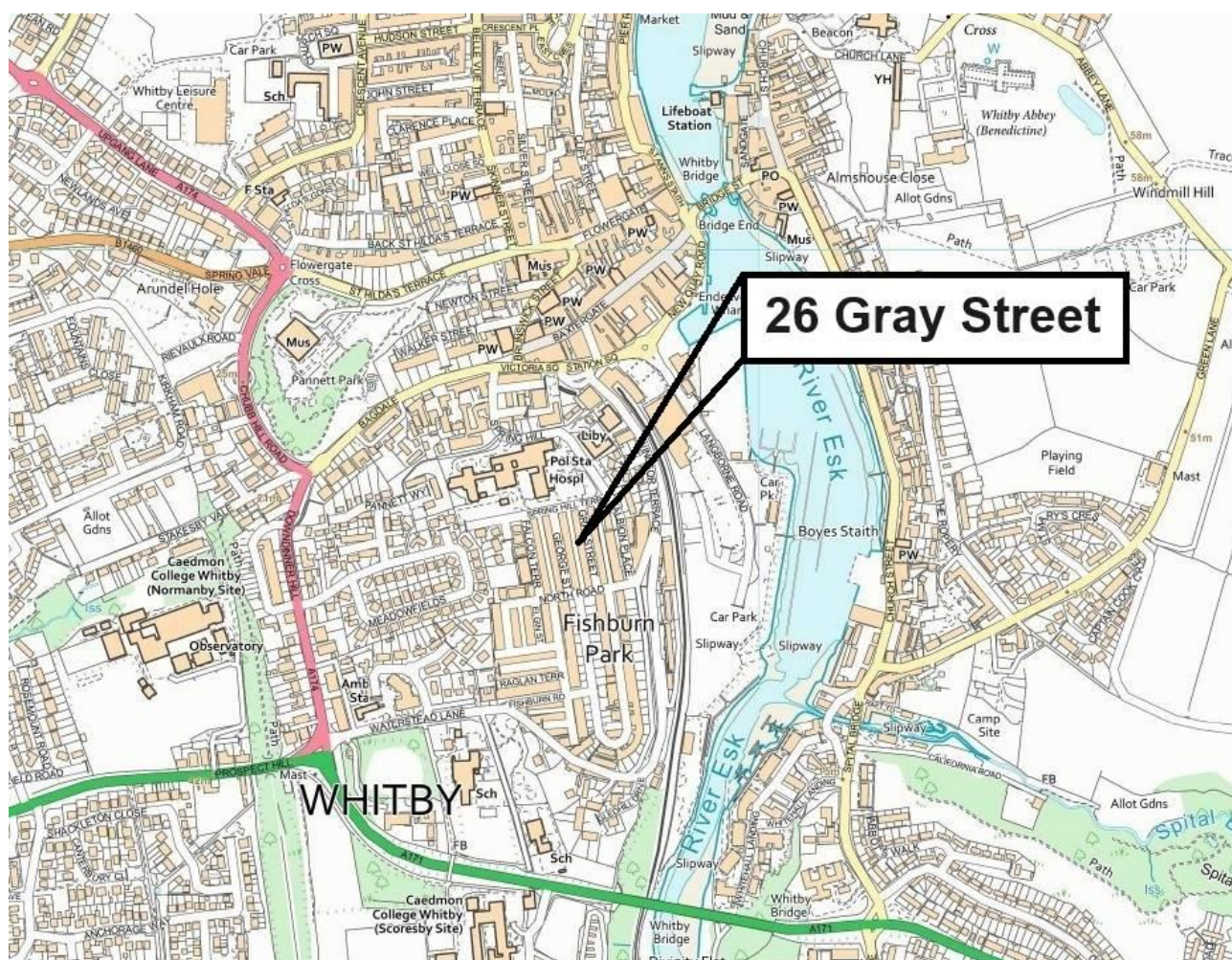
Bedroom 1 (front)



Bedroom 2 (rear)



Bedroom 3 (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: 'B' 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		84 B
69-80	C		
55-68	D	61 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.

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



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