

RICHARDSON & SMITH

Chartered Surveyors

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Valuers

THE PRIORY, ESKDALE CLOSE, SLEIGHTS. YO22 5EW



A 3 BEDROOM DETACHED HOUSE WITH GOOD SIZED GARDENS, INCLUDING 2 SHEDS. THIS HOUSE HAS GREAT VIEWS OVER THE VALLEY AND IS ATTRACTIVELY MODERNISED INCLUDING A LARGE BATHROOM AND 2 RECEPTION ROOMS.

Entrance Porch, Hallway, Lounge, Dining Room, Kitchen, WC Cloakroom, Side Porch.
1st Floor: Landing, Master Bedroom, Semi Ensuite Bathroom, Double Bedroom, Single Bedroom, WC.
Driveway Parking, Gardens front and rear. 2x Sheds. Unfurnished. No Smokers.

RENT: £1,000 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

Lying adjacent to the village Catholic Church. The Priory is a detached brick former presbytery. There are 2 double bedrooms and a small single, plus a semi-ensuite bathroom upstairs. Downstairs, there are front and side porches, a WC, 2 good reception rooms and a fitted kitchen. Outside there are large gardens to front and rear, a wide parking driveway and 2 useful sheds



Rear & Driveway



Kitchen



Lounge



Dining Room



Hallway



Front & Garden



Driveway & Garden



Master Bedroom



Bathroom



Bedroom 2



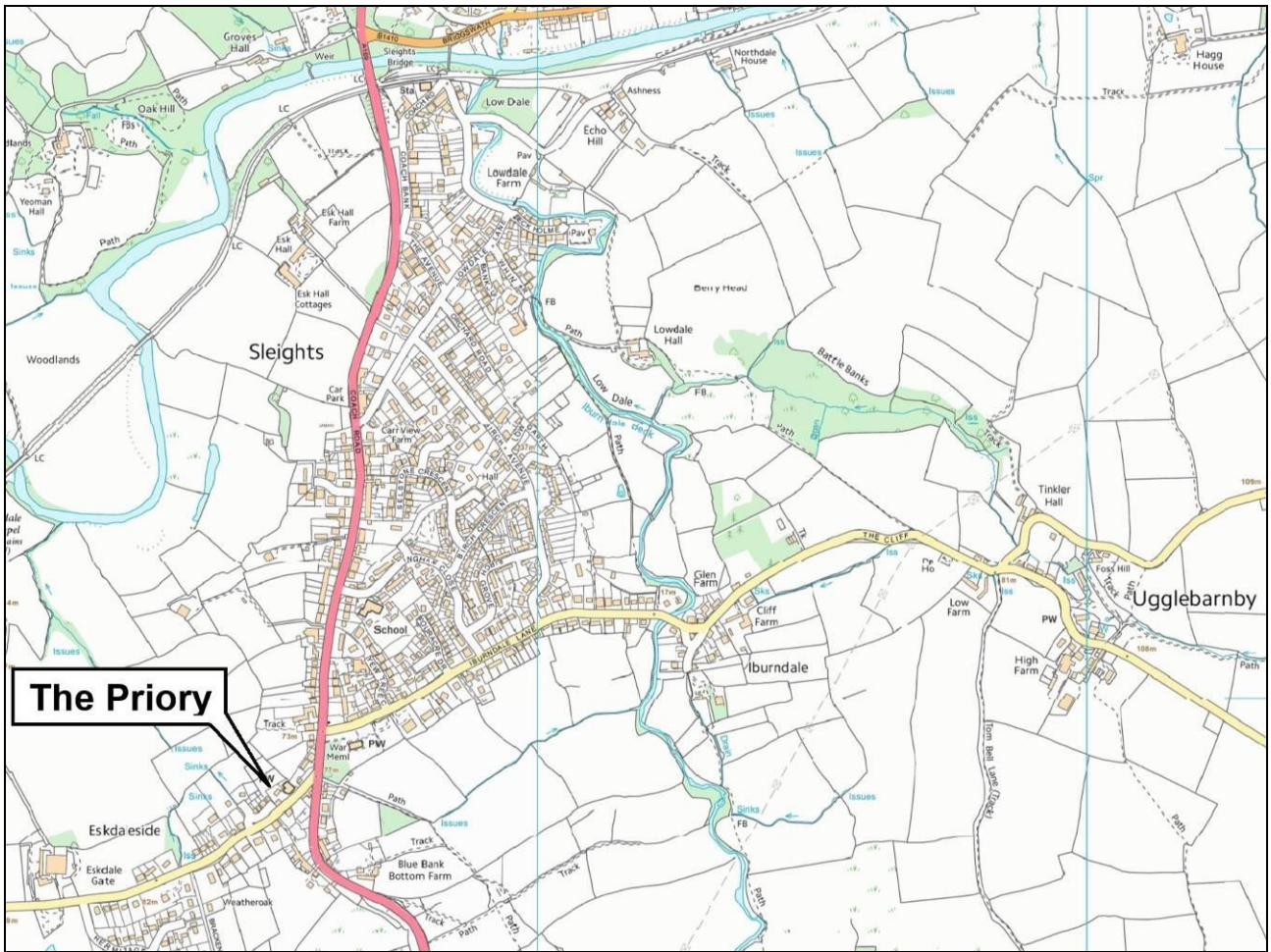
Landing



Google Aerial



Boundary



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 boiler.

Council Tax Banding: 'D' £2,283 payable for 2024-25 (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.

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	28 F	
1-20	G		

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



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