

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

## FLAT 3, 2 UPGANG LANE, WHITBY. YO21 3EA



**A SPACIOUS 2 BEDROOM, TOP FLOOR APARTMENT WITHIN THIS TRADITIONAL BUILDING SET CLOSE TO THE PARK, NEAR TO THE TOWN CENTRE. WITH PANORAMIC VIEWS OVER THE TOWN UP TOWARDS THE MOORS, AS WELL AS TO THE ABBEY AND SEA, AND HANDY FOR THE TOWN'S AMENITIES, THIS PERHAPS AN IDEAL POSITION.**

Large Living Room, Kitchen, 2 Double Bedrooms, Bathroom and Separate WC.  
Gas central heating. Unfurnished. Sorry no pets. Mature applicants preferred. No children.

**RENT: £600 PCM**



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Bedroom 1



Bedroom 2



Bathroom



Communal Stairs



Communal Hallway



**Viewing:** Viewings by appointment. All interested parties should discuss 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, electricity, gas and drainage. There is gas central heating.

**Contents:** The property is unfurnished.

**Council Tax Banding:** 'B' approx. £1,776 for 2024/5 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 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](http://www.rightmove.co.uk)



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



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