

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

1 Fountains Close, Whitby. YO21 1JS



A 3 BEDROOM END OF TERRACE HOUSE WITH A DINING KITCHEN AND LOUNGE, SET WITHIN WALKING DISTANCE OF THE TOWN CENTRE AMENITIES. WITH A SMALL GARDEN AND A YARD AND UNRESTRICTED PARKING THIS IS A GREAT SPOT FOR A YOUNG FAMILY.

It offers: Ground Floor: Hallway, WC, Lounge, Dining Kitchen. 1st floor: 2 Double Bedrooms, Single Bedroom, House Bathroom. Outside: forecourt garden and rear yard with store.
Gas central heating, double glazing. Unfurnished. Pets considered.

RENT: £895 PCM



Front



Dining Area



Bedroom 2

email@richardsonandsmith.co.uk

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

Tel: (01947) 602298

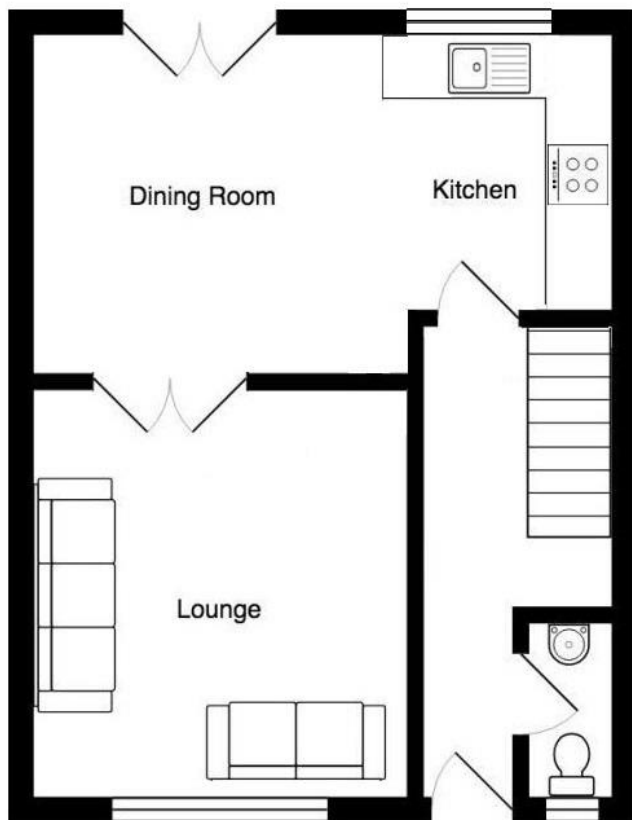
Fax: (01947) 820594



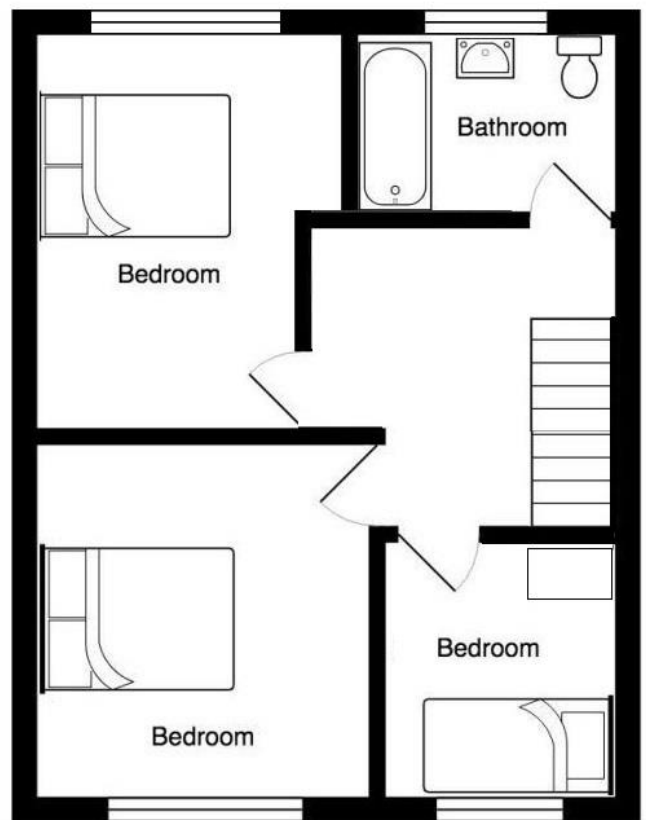
Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA



Ground Floor



First Floor



Kitchen



Lounge



Hallway



Bathroom



Bedroom 1 (front)



View (front)



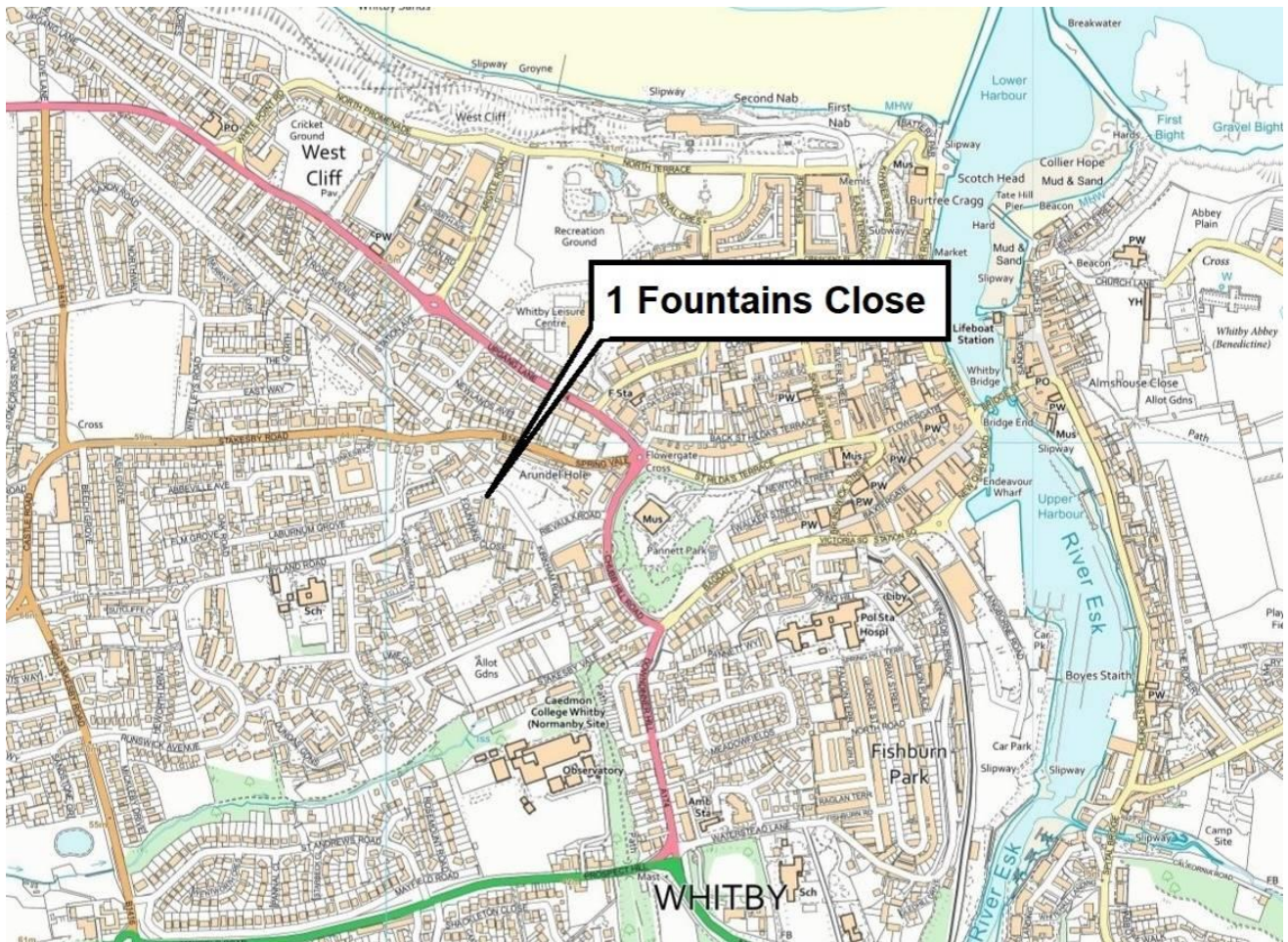
Back Yard



Rear



View (rear)



Disclosure: The owner of this property is a relative of a partner in Richardson & Smith.

Bond: The tenants will be required to provide a bond of £1,000 for this property.

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 the property.

Services: The property is connected to mains water, gas, electricity and drainage. Gas central heating.

Council Tax Banding: 'B' approx. £1,881 payable for 2025-26 (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		
39-54	E		
21-38	F	28 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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