

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

Orchard Cottage, Newton Mulgrave. TS13 5HY

Approx Distances:

Hinderwell 1 mile

Runswick Bay 1½ miles

Whitby 9 miles

Guisborough 16 miles



A 4-5 BEDROOM DETACHED HOUSE SET IN A RURAL LOCATION ON A GENEROUS SIZED PLOT. THE FLOORPLAN INCLUDES 2 RECEPTION ROOMS, A BREAKFAST KITCHEN WITH SEPARATE UTILITY, LARDER AND BOOT ROOM.

Ground Floor: Entrance Hallway, Boot Room, WC Cloaks, Lounge and Sitting Room, Breakfast Kitchen, Utility, Larder. Basement Storage Cellar.

1st floor: Landing, 4 Double Bedrooms, Single Bedroom / Study, Shower Bathroom, WC Cloakroom.

Outside: Large Garden, Twin Garage, Dog Kennels & Runs. Driveway Parking.

Oil central heating, double glazing. Unfurnished. Pets considered.

RENT: £1,100 PCM



Garages



Hallway



Garden

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Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA



View to front



Kitchen Diner



Lounge



Reception 2



Bedroom 1



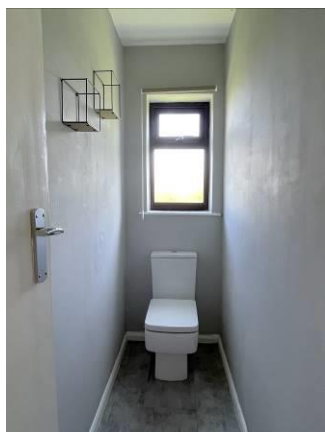
Utility



Bedroom 2



Cellar



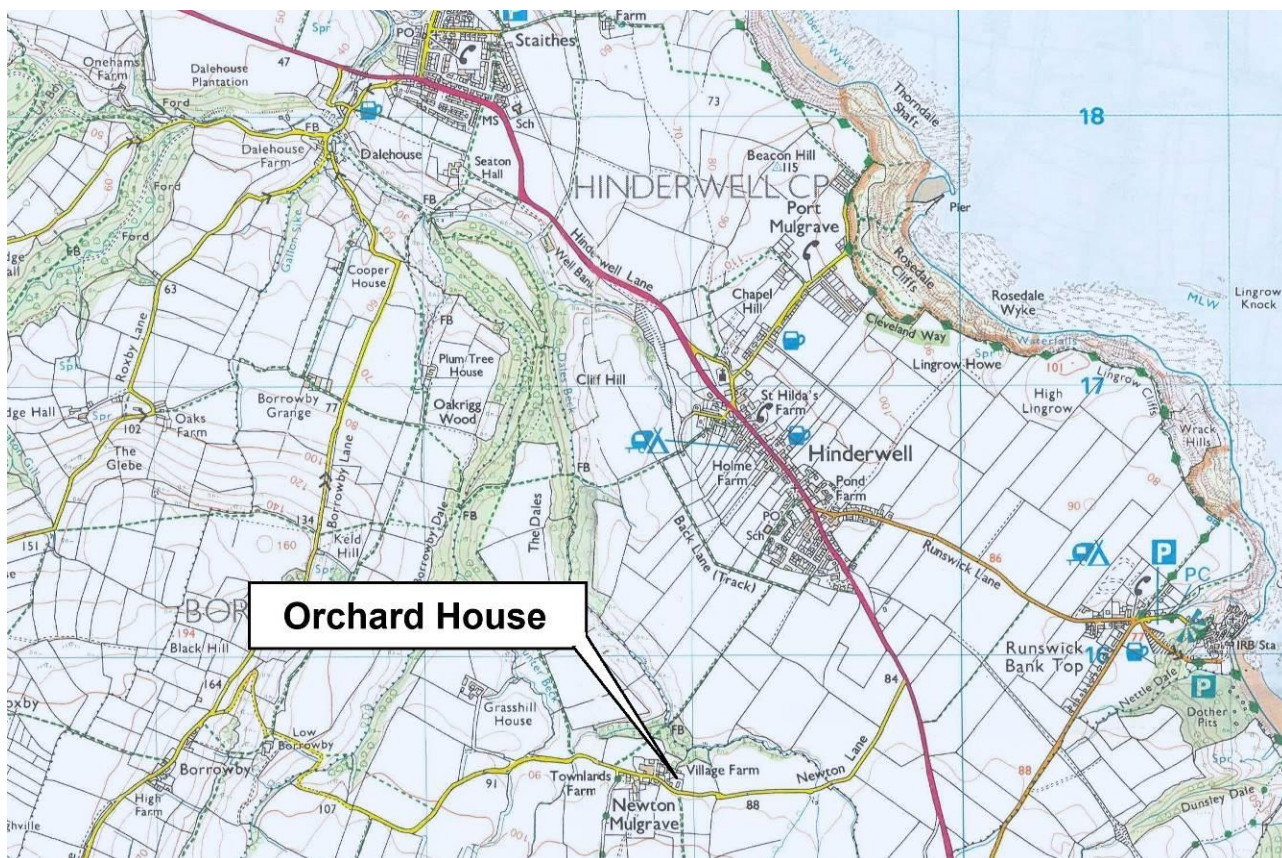
WC Cloaks



Dog Kennels & Runs



Bathroom



Bond: The tenants will be required to provide a bond of £1,250 for this property.

Services: The property is connected to mains water and electricity. Septic tank drainage. Oil central heating.

Council Tax Banding: 'D' approx. £2,418 payable for 2025-26 (verbal query only) North Yorkshire Council Tel 01723 232323.

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.



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		90 B
69-80	C		
55-68	D		
39-54	E	39 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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