

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

## 5 Lexington Court, Mulgrave Road, Whitby. YO21 3LB

*Approx Distances:*

*Whitby Town Centre 1 mile*

*Sandsend 2.5 miles*



**A 1 BEDROOM GROUND FLOOR APARTMENT WITH SEPARATE KITCHEN AND LOUNGE. POSITIONED IN THIS DESIRABLE LOCATION, CONVENIENT FOR THE CLIFFTOP AND FOR THE SHOPS ON THE PARADE. PRIVATE PARKING SPACE AND PATIO.**

Entrance Hallway, Bathroom, Lounge, Double Bedroom, Kitchen.

Outside: Garden to front. Patio to rear with shed. Parking space.

Gas convector room heaters and water boiler. Double glazing. Unfurnished. 1 Pet considered.

**RENT: £595 PCM**



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Partners: Robert C Smith

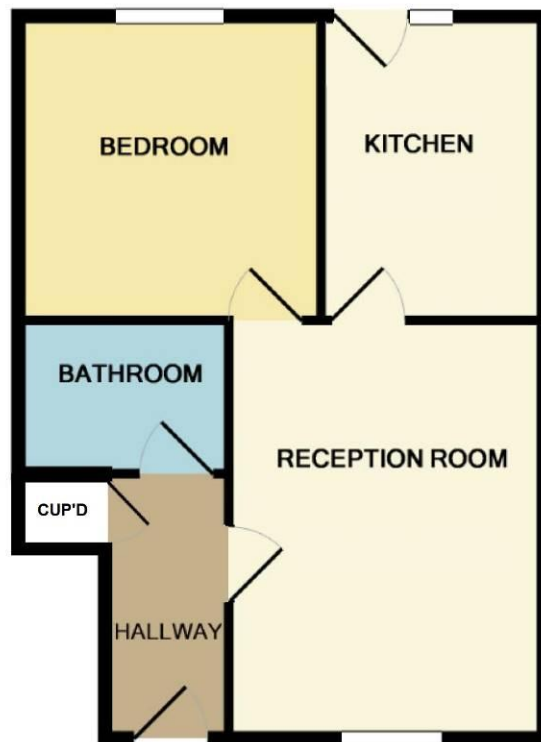
Ian K Halley FRICS

James EJ Smith MRICS FNAEA





*Front garden*



*Illustrative Floor Plan*





*Lounge*



*Bedroom*



*Bathroom*



*Kitchen*



*Patio*





**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		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Services:** The property is connected to mains water, gas, electricity and mains drainage. Gas convector heaters and direct water boiler.

**Bond:** The tenants will be required to provide a bond of £595 for this property.

**Council Tax Band:** 'A' approx. £1,612 payable for 2025-26. North Yorkshire Council Tel 01723 232323.

### **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.*



*Numbered Parking Space*

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



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