

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

92 Staithes Lane, Staithes. TS13 5AD



A MODERN 3 BEDROOM TERRACED HOUSE WITH DRIVEWAY PARKING, A GARDEN AND STORAGE SHED, SITUATED AT THE TOP OF THE BANK DOWN INTO THE OLD VILLAGE.

It offers: Ground Floor: Entrance Hall, Living Room, Kitchen.

1st floor: Double Bedroom, Single Bedroom, Bathroom. 2nd Floor: Attic Double Bedroom.

Outside: Gardens to front and rear with shed, oil tank and boiler. Tandem, double parking space.

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

RENT: £750 PCM



Rear



Lounge



Bedroom 2

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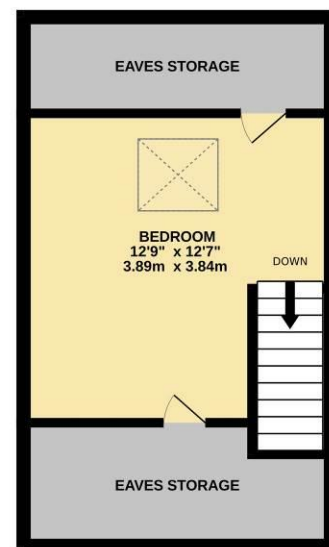
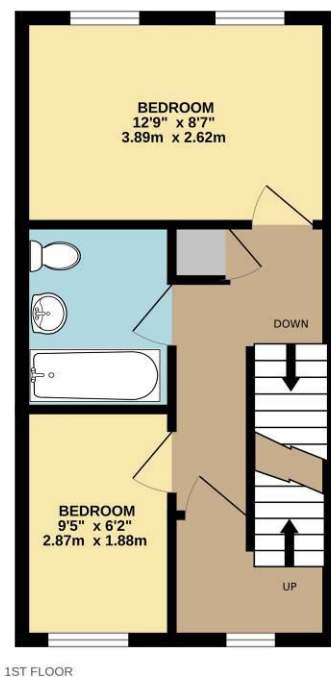
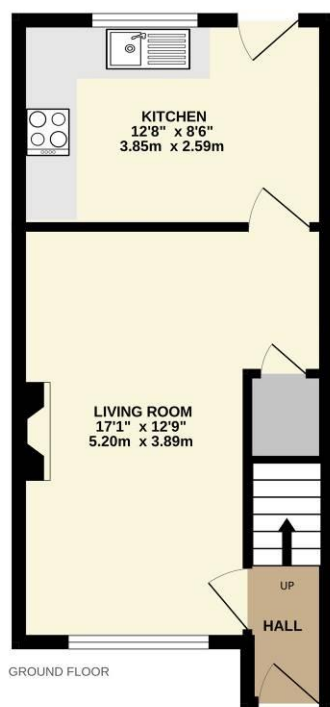
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Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2025



Kitchen Diner



Lounge



Bedroom 1



Front Garden



Bathroom



Attic Bedroom



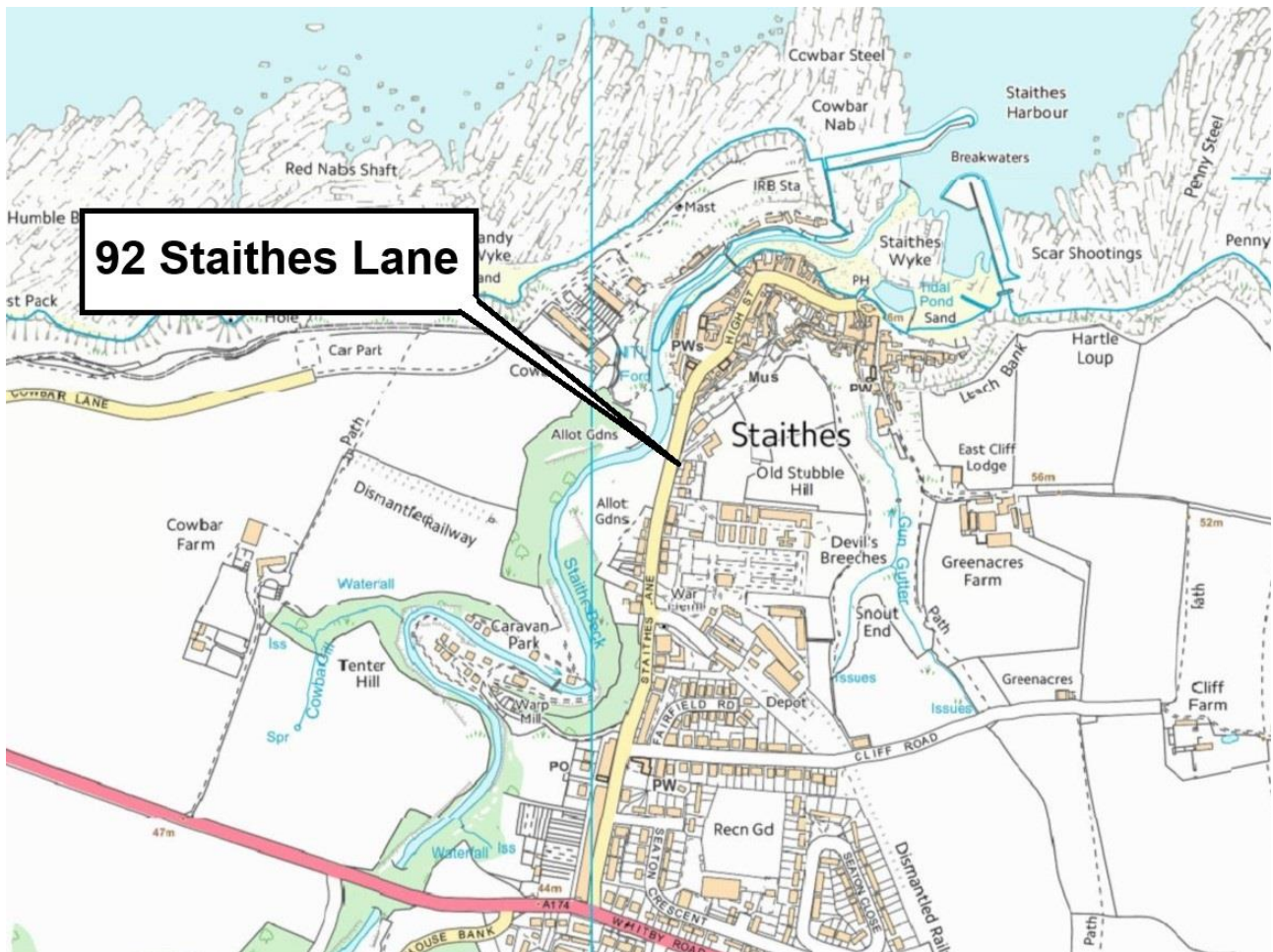
Sea Views



Rear



Back Garden



Bond: The tenants will be required to provide a bond of £800 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, electricity and drainage. Oil 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		78 C
55-68	D	64 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.

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



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