

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

SKELDER HOUSE FARM GUISBOROUGH ROAD, SKELDER HILL Nr WHITBY YO21 1TN



A WELL PRESENTED, 3 BEDROOM, COTTAGE SET IN A RURAL LOCATION IN OPEN COUNTRYSIDE ON THE EDGE OF THE MOORS. FRESH DÉCOR AND CARPETS.

Accommodation:

2 Double Bedrooms, Single Bedroom Bathroom, Sitting Room, Dining Kitchen.

Garden area. Off street parking.

ENSH, Wood Burner, Part Secondary Glazing. Unfurnished

No Pets No Smokers.

RENT: OFFERS ON £775 PCM

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



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

Tel: (01947) 602298

Fax: (01947) 820594



Partners: Robert C Smith

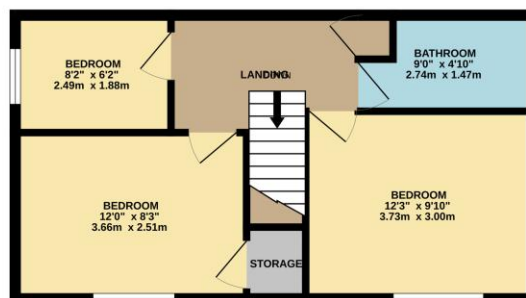
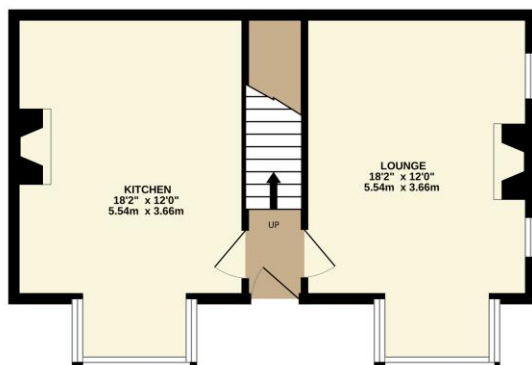
Ian K Halley FRICS

James EJ Smith MRICS FNAEA



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing: Viewings are strictly by appointment. This property lies in a remote hamlet with no public transport or facilities. All interested parties should discuss this property, and in particular 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 and to septic tank drainage. ENSH.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Terms: All tenants will need to provide references. Tenants will be responsible for all services and council tax in relation to the property and will also be required to pay a bond and a month's rent in advance.

Please Note: The cottage is situated on the main road from Guisborough to Whitby and therefore is not suitable for young children.

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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