RICHARDSON & SMITH

Chartered Surveyors · Estate Agents · Auctioneers · Valuers

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

Whitby 3 miles *Aislaby ½ mile* *(distances are approximate)*

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

Sitting Room, Dining Kitchen. 1st floor: 2 Double Bedrooms, Single Bedroom, Bathroom,
Garden area. Off street parking at the back
He front area will be fenced off.
Electric heating, Wood Burner, Partial Secondary Glazing. Unfurnished. No Smokers.
Will allow 1 dog

RENT: £775 PCM

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk

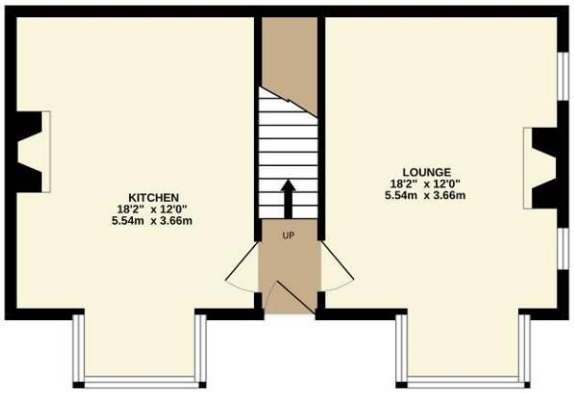
RICS

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA
Tel: (01947) 602298 Fax: (01947) 820594

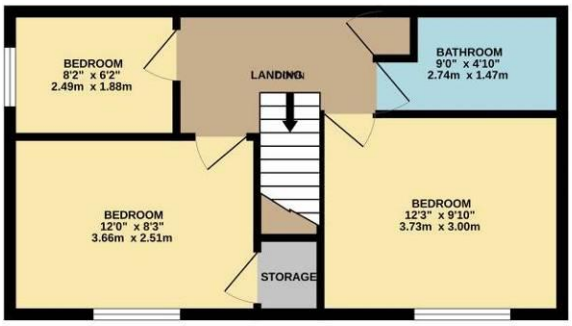
The Property Ombudsman

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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Front

Dining Kitchen

Bed 1 and Bathroom

Lounge

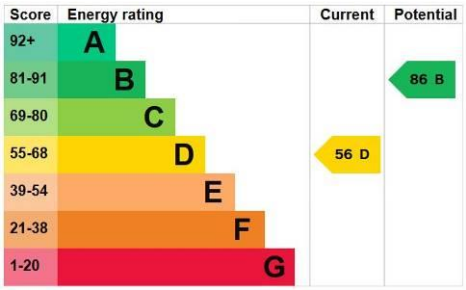
Beds 2 & 3

Lounge Rear & Garden Area

Viewing: Viewings are strictly by appointment. 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.

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 (u10) or pets.

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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