

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

Topmast Cottage, 39 George Street, Whitby. YO21 1EW



A BEAUTIFULLY IMPROVED & MODERNISED VICTORIAN HOUSE, SET NEAR TO THE TOWN CENTRE. OFFERING 3 DOUBLE BEDROOMS, PLUS 2 RECEPTION ROOMS & BREAKFAST KITCHEN OVER 3 FLOORS.

It offers: Ground Floor: Lobby, Hallway, Lounge, Dining Room, Kitchen, Store & WC Utility.
1st floor: Master Bedroom & House Bathroom. 2nd floor: 2 Double Bedrooms.
Outside: forecourt garden and very small rear yard.
Gas central heating, double glazing. Part furnished.

RENT: £950 PCM

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



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

Tel: (01947) 602298

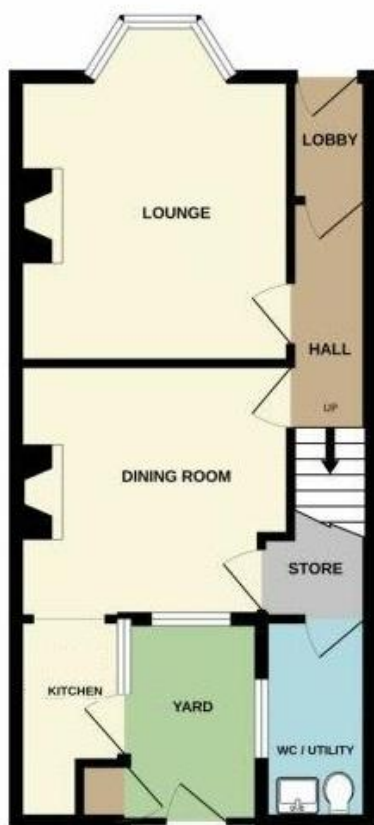
Fax: (01947) 820594



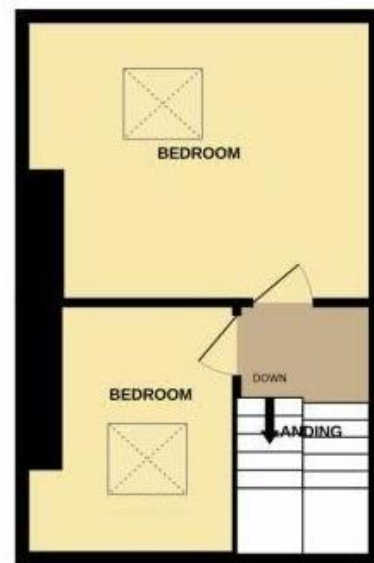
Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA



1ST FLOOR



2ND FLOOR



Lounge



Dining Room



Lounge



WC / Utility



Kitchen



Bathroom



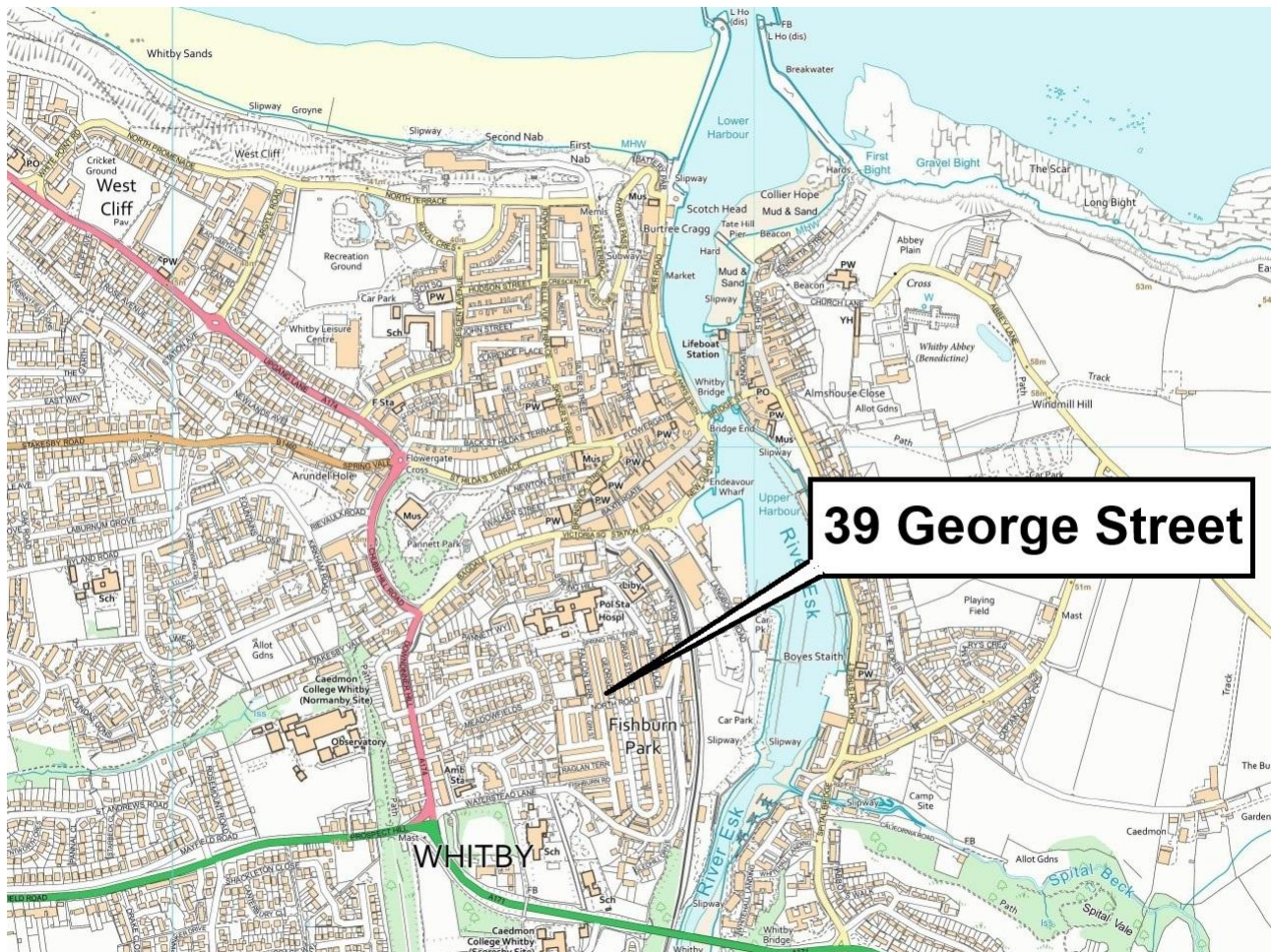
Bedroom 1 (front)



Bedroom 2 (front)



Bedroom 3 (rear)



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 this property.

Furnishing: The property is available part furnished. Interested parties should discuss what contents they would want to see provided at the time of making a proposal to stand as tenant.

Services: The property is connected to mains water, gas, electricity and drainage. Gas 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		82 B
69-80	C		
55-68	D		
39-54	E	52 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.

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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