

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

Apt 1, The Stables, Grinkle Park, Easington. TS13 4UB

Approx Distances:

Easington 2 miles

Loftus 4 miles

Whitby 15 miles

Guisborough 11 miles



A 2-3 BEDROOM APARTMENT SITUATED ON GROUND AND FIRST FLOOR LEVELS WITHIN THIS GRADE II LISTED STABLE BLOCK, WITHIN THE GROUNDS OF GRINKLE PARK. THE FLOOR PLAN IS FLEXIBLE AND INCLUDES A LARGE LIVING ROOM AND DINING KITCHEN.

Ground Floor: Entrance Hallway, WC Cloaks, Lounge, Dining Kitchen, Double Bedroom, Single Bedroom / Study. 1st floor: Landing, Double Bedroom, Bathroom. Outside: Courtyard Parking. Use of Garden Area. Oil central heating. Unfurnished. Pets considered.

RENT: £650 PCM



Front



Master Bedroom



Lounge

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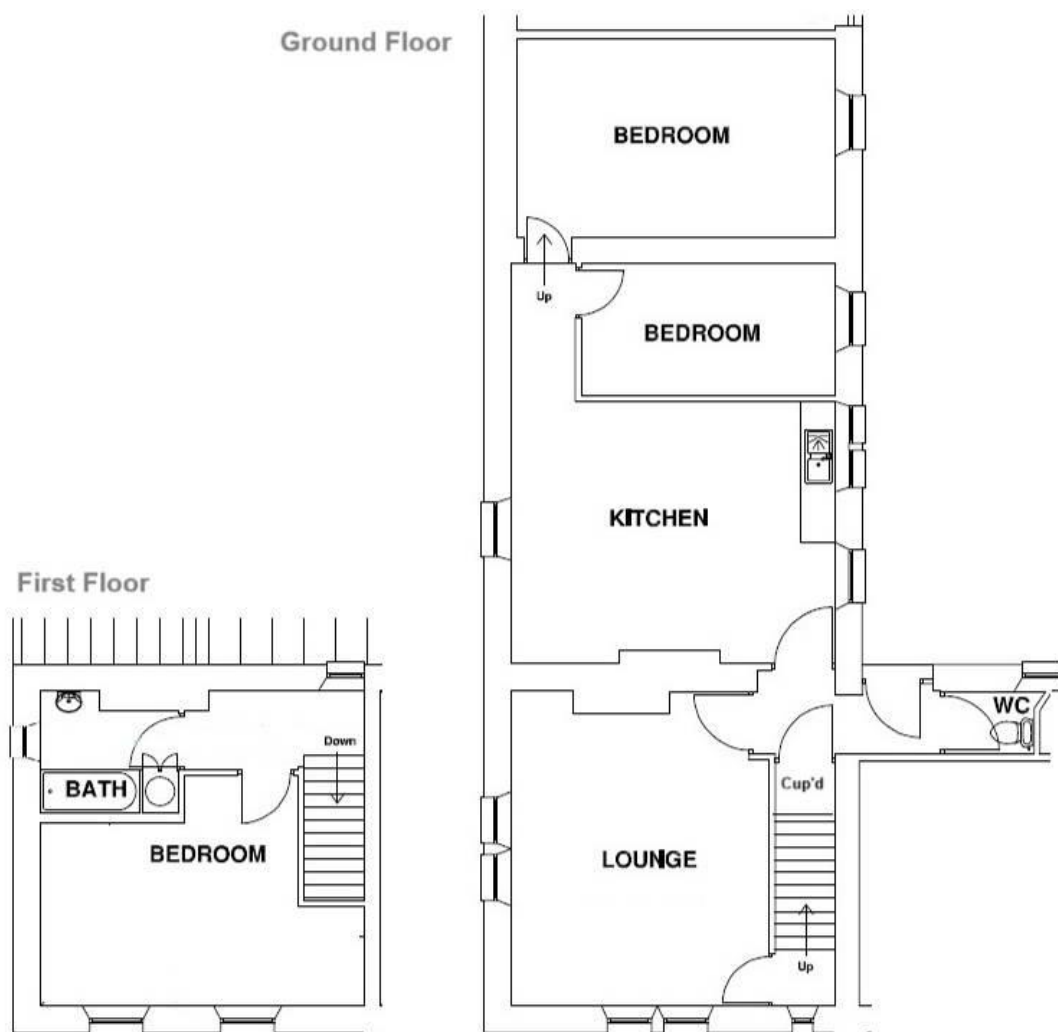
Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA



Front





Lounge



Kitchen Diner



Bedroom 1



Bathroom



Bedroom 2



Bed 3 / Study



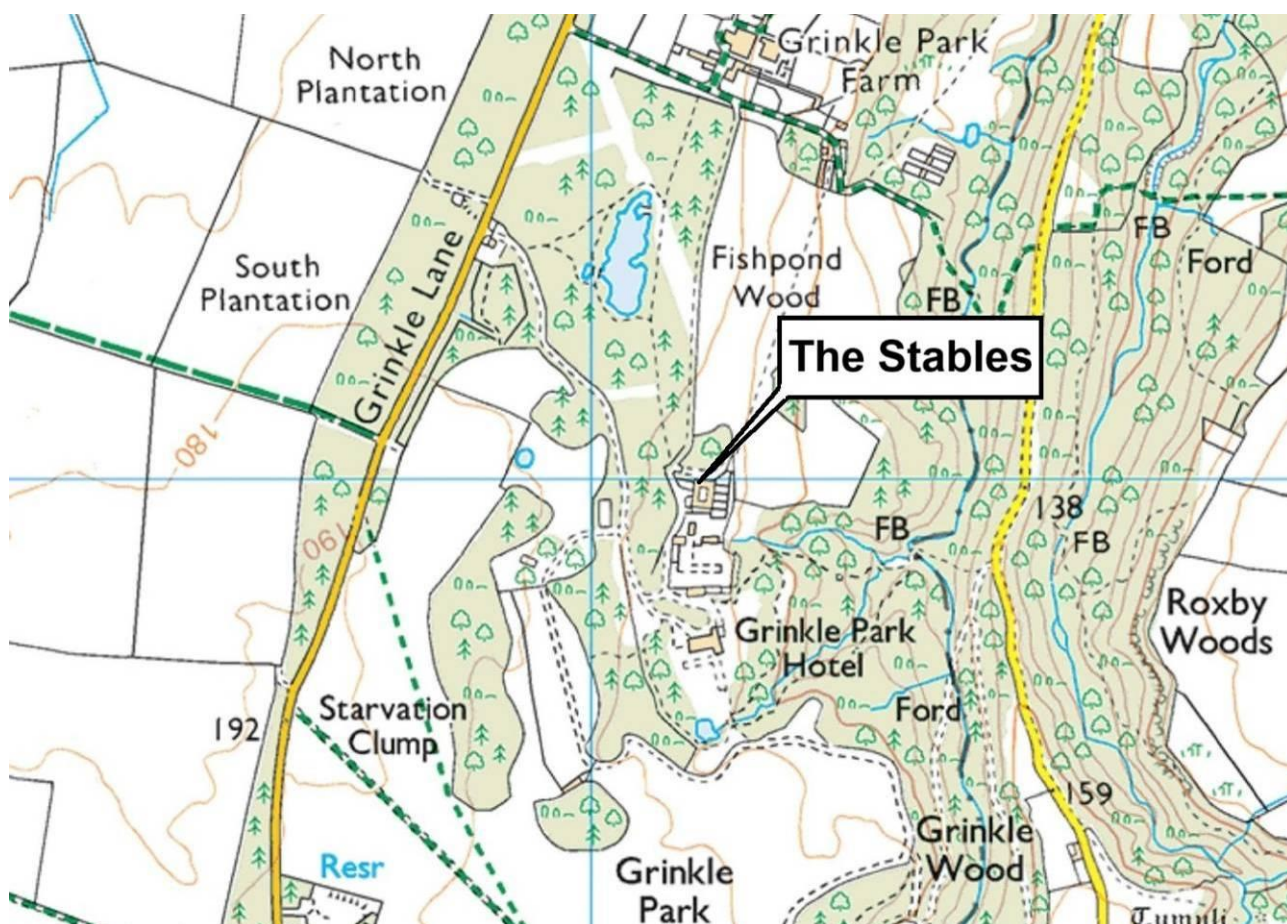
WC Cloaks



Dining Kitchen



Bathroom



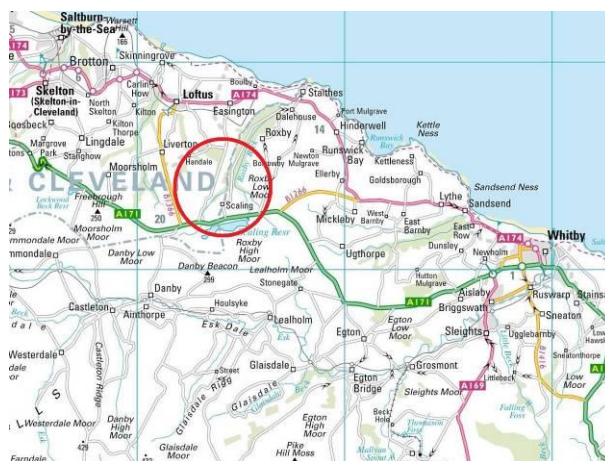
Bond: The tenants will be required to provide a bond of £700 for this property.

Services: The property is connected to mains water and electricity. Septic tank drainage. Oil central heating.

Council Tax Banding: 'A' approx. £ payable for 2025-26 (verbal query only) Redcar & Cleveland Council. Tel: 01642 771 500.

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. Tenants will be responsible for all services and council tax in relation to the property on top of the rent.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

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



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