

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

Amaroo, 28 Carr Hill Lane, Briggswath, Sleights. YO21 1RS

Whitby Town Centre approx. 2½ miles



A LOVELY 4 BEDROOM FAMILY HOUSE SET IN ONE OF THE AREA'S MOST EXCLUSIVE LOCATIONS, CONVENIENT FOR TOWN, THE MOORS AND THE COAST. A MODERN STONE-BUILT PROPERTY, THIS HOUSE IS FILLED WITH QUALITY AND ENJOYS DRAMATIC LANDSCAPED GARDENS WITH A HUGE SUN DECK AND A STREAM.

Ground Floor: Entrance Hallway, Lounge, WC Cloakroom, Dining Kitchen, Double Garage / Utility.
1st Floor: Landing, Master Bedroom with En-Suite Shower Room, Double Bedroom, Twin Bedroom, Single Bedroom and House Bathroom. Outside: Landscaped Gardens. Driveway Parking.

RENT: £1250 PCM

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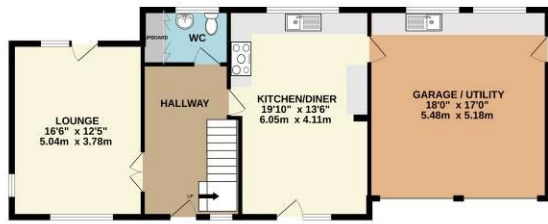


Partners: Robert C Smith

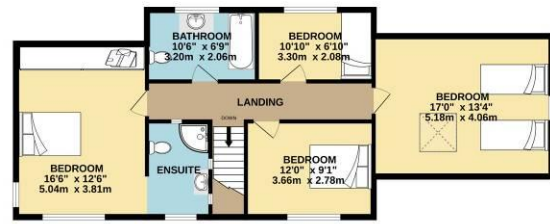
Ian K Halley FRICS

James EJ Smith MRICS FNAEA

GROUND FLOOR
940 sq.ft. (87.3 sq.m.) approx.



1ST FLOOR
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA: 1802 sq.ft. (167.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Lounge



Kitchen Diner



Bedroom 1



Kitchen Diner



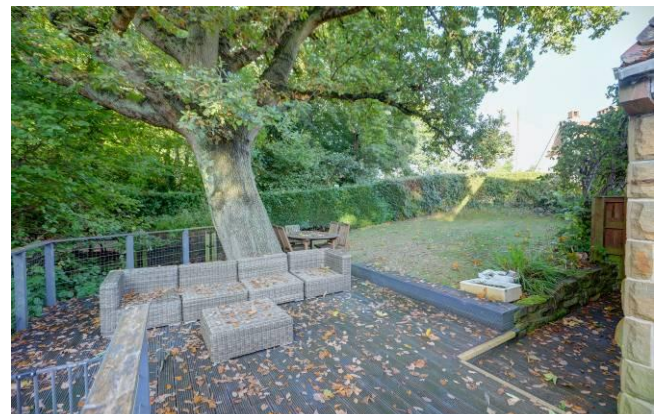
Master En-Suite



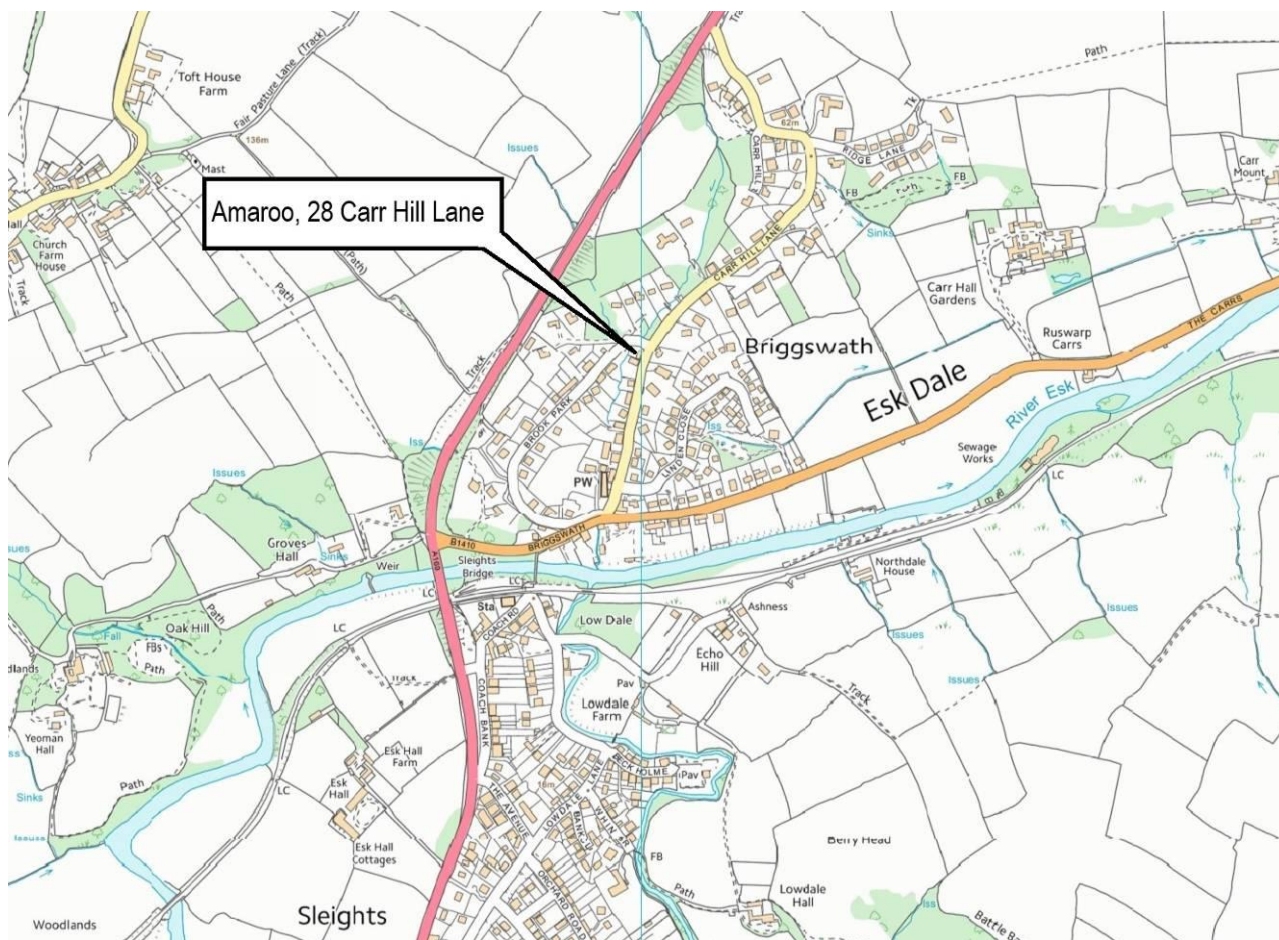
House Bathroom



Rear Elevation and Walkway



Deck & Side Garden



Bond: The tenants will be required to provide a bond of £1,400 for this property.

Services: The house is connected to metered mains water, electricity, gas and drainage. The property has a gas fuelled central heating.

Council Tax Banding: 'F' approx. £3,493 payable for 2025-26 (verbal query only) North Yorkshire Council. Tel: 01723 232323

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		80 C
55-68	D	64 D	
39-54	E		
21-38	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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