

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

OVERESK, 37 THE CARRS, BRIGGSWATH. YO21 1RR



A SMARTLY PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE, SET ON THE EDGE OF THE VILLAGE WITH VIEWS OVER OPEN FIELDS.

It offers: Front and rear porches. hallway, living room, dining room, kitchen, cloakroom.
2 double and 1 single bedrooms, bathroom. Garden and off-street parking.
Gas central heating, double glazing. Unfurnished. Sorry no smokers. Pets by agreement.

RENT: £1,100 PCM



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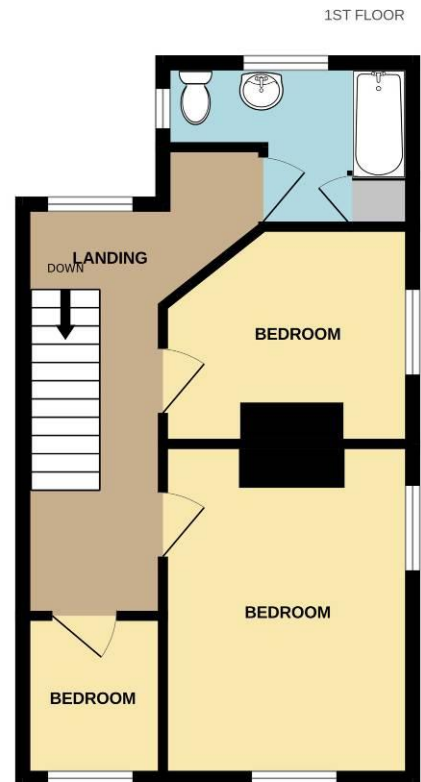
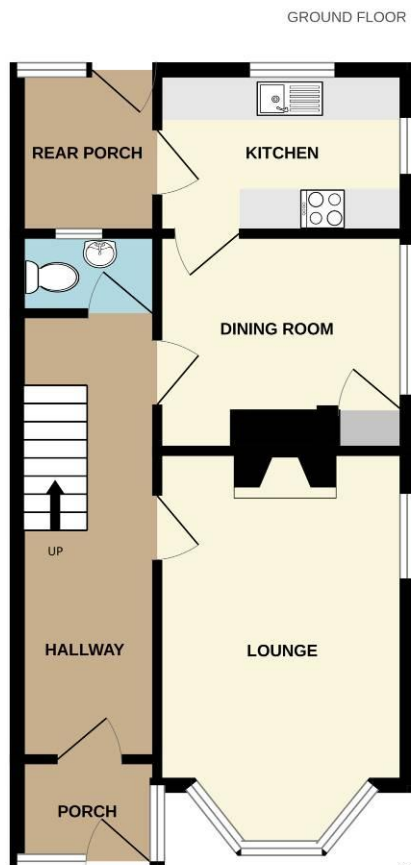
Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA



Measurements are approximate. Not to scale. Illustrative purposes only.
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Lounge



Hallway



Kitchen



Dining Room



Bathroom



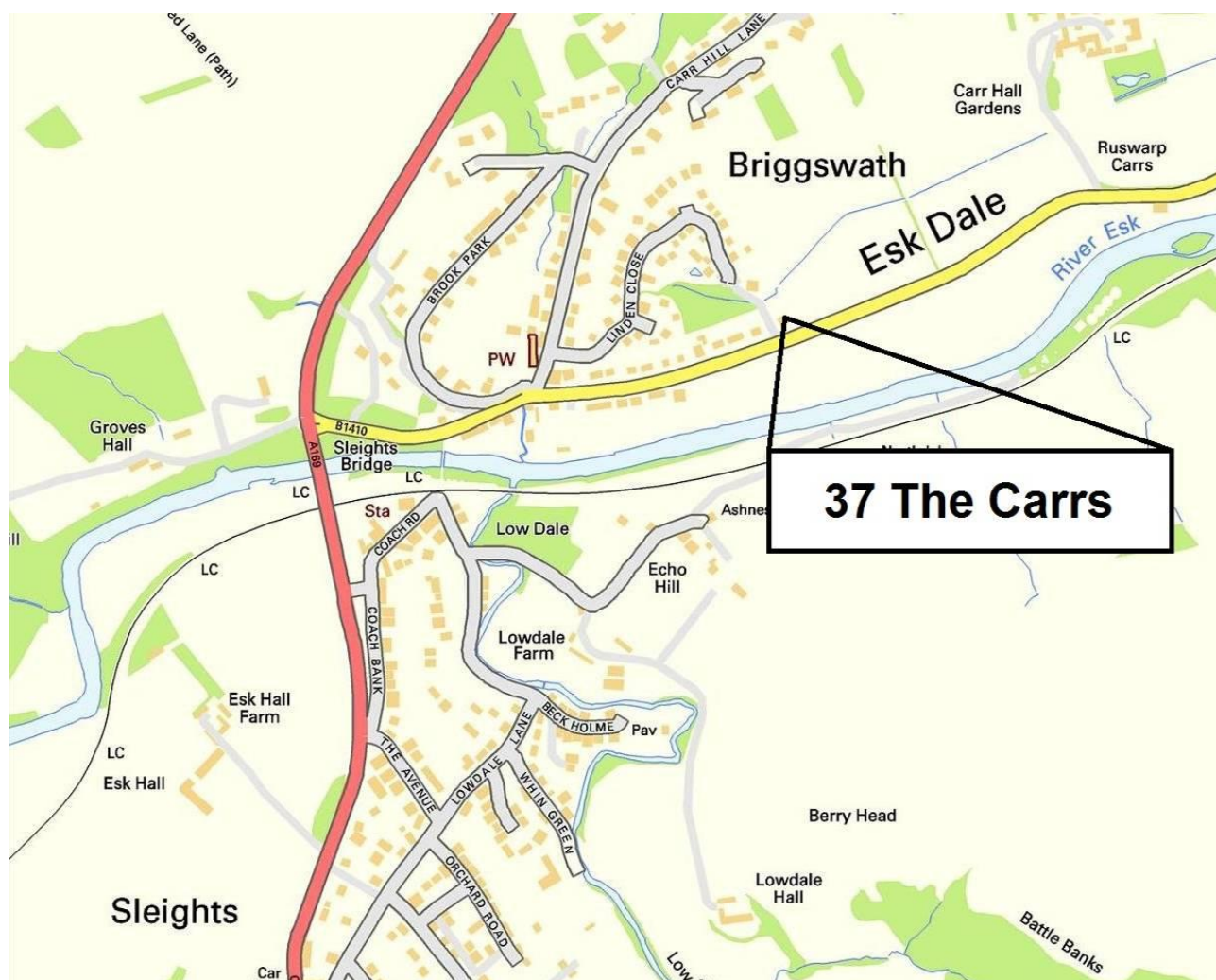
Bedroom 1



Bedroom 2



Bedroom 3



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.

Services: The property is connected to metered supplies of mains water, electricity and gas, as well as mains drainage. Hot water and heating run from a modern Baxi combi gas boiler in the bathroom airing cupboard.

Council Tax: Band 'D' £2,418 payable for 2025-6 (verbal query only) North Yorkshire Council Tel 01723 232323.

Terms: All 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	28 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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