

# RICHARDSON & SMITH

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## **FLAT 3, BOLTONS BUILDINGS, MACLACKLINS YARD OFF CLIFF STREET / FLOWERGATE, WHITBY. YO21 3DE**

*Whitby Town Centre*



**A 2 BEDROOM SECOND FLOOR FLAT IN THIS OLD STONE  
BUILDING, POSITIONED IN A YARD JUST OUTSIDE, BUT VERY  
CLOSE TO THE TOWN CENTRE.**

**It offers: a double bedroom, a single bedroom, a shower room  
and a living room / kitchen.**

**Gas central heating. Unfurnished.  
Sorry no pets.**

**RENT: £600 PCM**



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**Viewing:** Viewings 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, gas and drainage. The property has a gas central heating system.

**Council Tax Banding:** 'A' North Yorkshire County Council. Approx £1,612 for 2025/6. 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.

### **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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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