

RICHARDSON & SMITH

Chartered Surveyors

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Valuers

NORTHDALE FARM HOUSE ECHO HILL, SLEIGHTS, WHITBY. YO22 5AE



A RECENTLY UPDATED 2-3 BEDROOM COTTAGE STYLE FARMHOUSE SITUATED JUST OUTSIDE THE VILLAGE OF SLEIGHTS, HANDY FOR ACCESS TO WHITBY.

It offers 1 double & 2 single bedrooms, bathroom, living room, study, pantry and kitchen.
Garden and storage outbuilding. Electric storage heaters and an open fire.
Double glazing. Unfurnished. Sorry no pets or smokers.

RENT: £1,000 PCM



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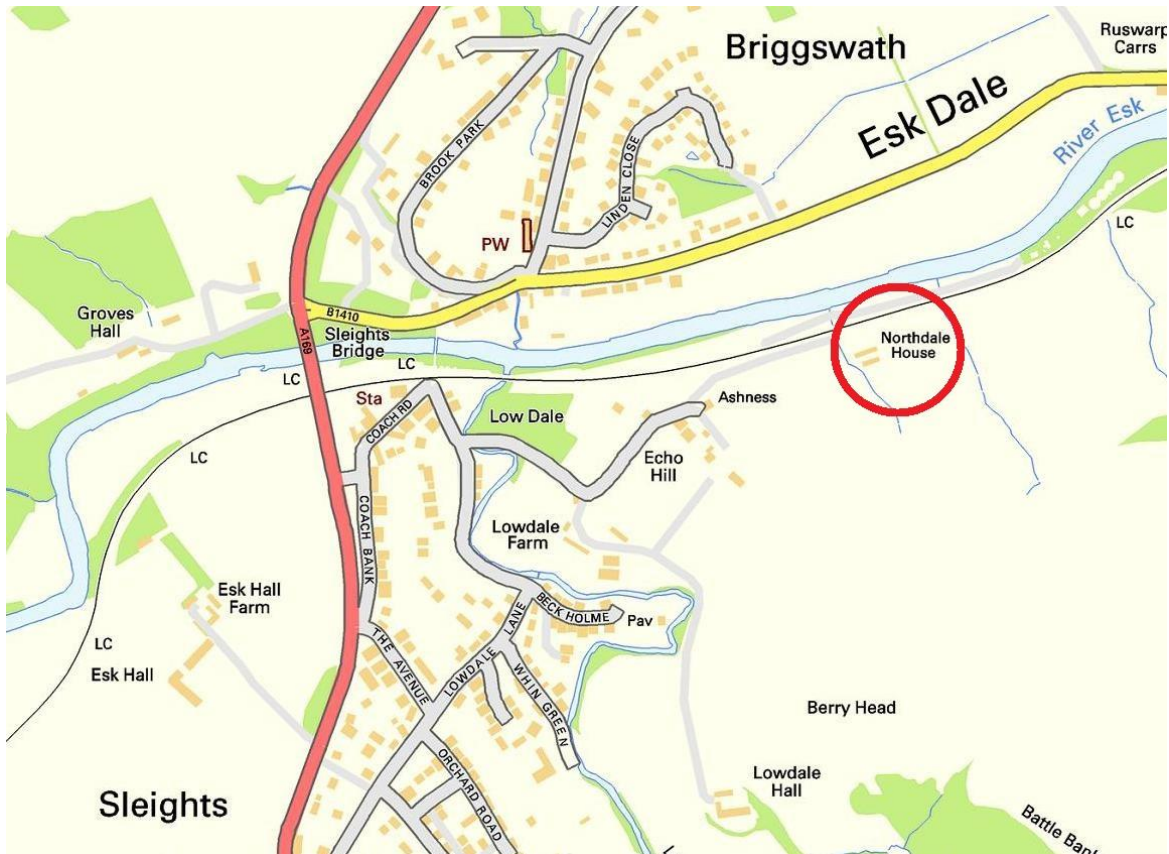
Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA







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.

Directions: Travelling from Whitby, turn left after crossing the bridge into Sleights, following the road around towards Lowdale, past the Salmon Leap and along past the Cricket pitch. Then turn left up towards Echo Hill and at the crest, go straight along to Northdale Farm through the gate, rather than following the road around to the right.

Services: The property is connected to mains water, electricity and drainage. There are Quantum electric storage heaters and an open fire situated in the main living room.

Council Tax Banding: 'E' £2,790 payable for 2024-25 (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		108 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	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.

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