

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

19a Cliff Street, Whitby. YO21 3DD



A 1 BEDROOM FIRST FLOOR FLAT SITUATED CLOSE TO THE VERY CENTRE OF TOWN, HANDY FOR ACCESS TO ALL THE TOWN'S AMENITIES. WITH AN OPEN-PLAN LIVING KITCHEN WITH ROOFTOP VIEWS OVER THE TOWN.

Communal stairs and landing. Inner hallway, Bedroom, Bathroom, Open Plan Living Kitchen.
Unfurnished. Sorry no smokers

RENT: £490 per calendar month

The property lies over the kitchens to Emma's Diner (on Flowergate) but is accessed from the steps next to Mick's clip joint on Cliff Street – down the side of Poundland.

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298

Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA







Please Note: This property is will not be managed by Richardson & Smith. We are only acting as introducing agents, in this instance.

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 metered supplies of mains water, gas & electricity. Heating comes from a gas combi boiler.

Council Tax: Band 'A'. North Yorkshire Council Tel 01723 23 23 23.

Terms: All prospective tenants will need to submit a referencing application for which there is no charge. Tenants will not need to provide a bond for the property in this instance. 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	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Tel: (01947) 602298

Fax: (01947) 820594