

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

Brereton Cottage, The Green, Goathland. YO22 5JR

Whitby 9 miles

Pickering 14 miles

Distances Approx.



A RENOVATED, GRADE II* LISTED, MID-TERRACE COTTAGE SET ON THE GREEN IN THE CENTRE OF GOATHLAND VILLAGE. OFFERING 1-2 BEDROOMS WITH LARGE LOUNGE, SEPARATE KITCHEN AND AN EXTERNAL STORE.

Hallway, Living Room, Kitchen, Rear Porch, WC. 1st Floor: Landing, Double Bedroom, Bathroom, Dressing Room / Bedroom 2 (only accessible through Bedroom 1).

Outside: Paved Yard, Parking Space. Oil Central Heating. Secondary Glazing. Unfurnished. No Smoking (indoors). Pets with permission.

RENT: £850 PCM

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Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA



Lounge



Entrance Hallway



Kitchen



Rear Lobby



Store



Bedroom 1



Bedroom 1 (reverse angle)



View Front



Bathroom



Dressing Room / Bedroom 2



(only accessible through Bedroom 1)



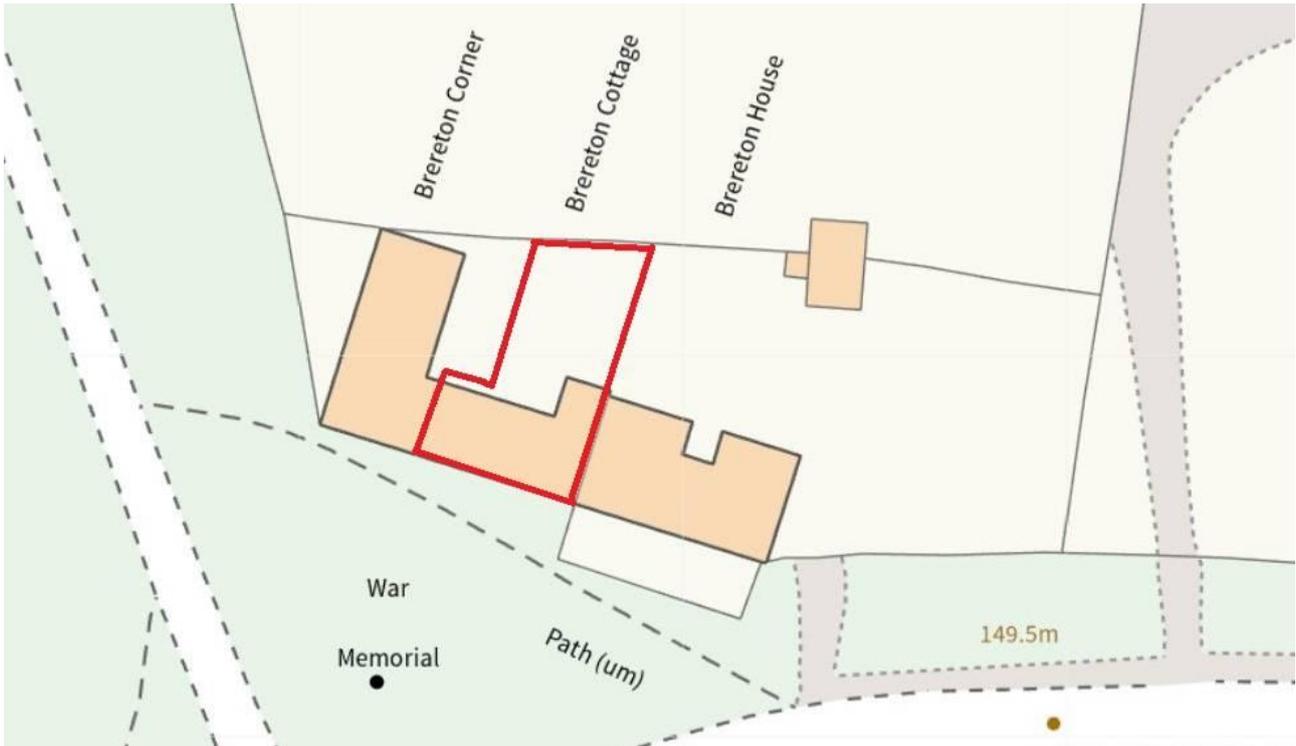
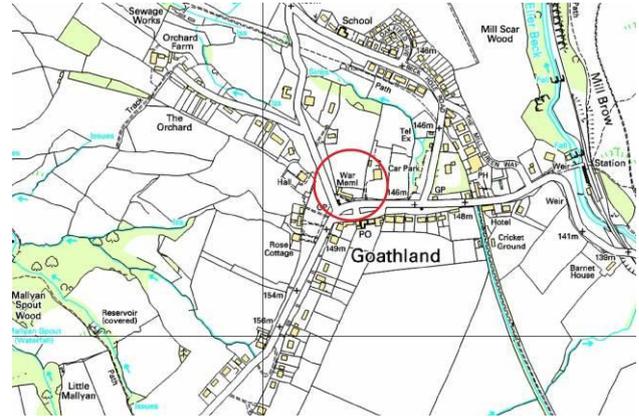
Laundry Cupboard



Kitchen



WC Cloaks



Services: The house is connected to mains water, electricity and drainage. The property has an oil fuelled central heating system and secondary glazing.

Council Tax Banding: ‘C’ approx. £2,150 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 of £950 for this property. Tenants will be responsible for all services and council tax in relation to the property on top of the rent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	25 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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Call us for a free appraisal of your property if you are considering selling



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