RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuer

Cragnest, 40 Ruswarp Lane, Whitby. YO21 1ND







A 2-3 BEDROOM, DETACHED HOUSE SITUATED ON THE EDGE OF THE TOWN, WITH PARKING AND AN INTEGRAL GARAGE AS WELL AS FABULOUS VIEWS OF WHITBY VIADUCT AND OVER THE LOWER ESK VALLEY. THIS MODERNIZED AND IMPROVED PROPERTY HAS PLENTY TO OFFER.

Lower Ground Floor: Dining Kitchen, Store, Lounge, 2nd Reception or optional 3rd Double Bedroom. Ground Floor: Landing, 2x Double Bedrooms, Integral Garage, House Bathroom.

First Floor: Loft Room (Not to be used as a bedroom).

Off street Parking. Garden to rear.

Double Glazing. Gas Central Heating. Unfurnished. Pets Considered.

RENT: £1,000 PCM

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



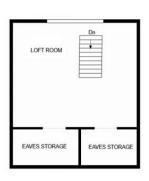
8 Victoria Square, Whitby, North Yorkshire. YO21 1EA Tel: (01947) 602298 Fax: (01947) 820594



Cragnest, 40 Ruswarp Lane







First Floor







Kitchen Area



Lounge



Lounge



Lounge 2 or Bed 3



Lounge 2 or Bed 3



Bedroom 1



Bedroom 2



Bathroom



Parking Space



Loft Room



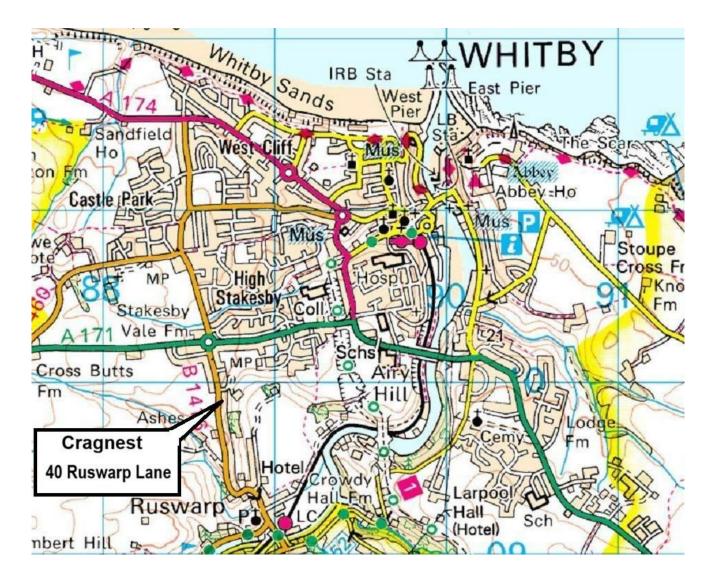
Loft Room



Front



View

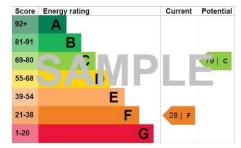


Viewing: Viewings by appointment. All interested parties should discuss any issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Services: The property is connected to mains water, gas, electricity and drainage. Gas central heating.

Council Tax: Band D which is currently approx. £2,418 payable for 2025-26. North Yorkshire Council Tel 01723 232323.

Terms: All prospective 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 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.

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Call us for a free appraisal of your property if you are considering selling



Tel: (01947) 602298 Fax: (01947) 820594