

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

## Brereton House, The Green, Goathland. YO22 5JR

Whitby 9 miles

Pickering 14 miles

Distances Approx.



**A RENOVATED, GRADE II\* LISTED, FARMHOUSE SET IN THE CENTRE OF GOATHLAND OPPOSITE THE SHOPS. OFFERING 3 FIRST FLOOR BEDROOMS AND 2 RECEPTION ROOMS PLUS A HALLWAY, SEPARATE KITCHEN AND UTILITY CLOAKROOM.**

Reception Hallway, Lounge, Dining Room, Kitchen, Rear Porch, Utility WC. 1<sup>st</sup> Floor: Landing, 3 Bedrooms, Bathroom, Separate WC. 2<sup>nd</sup> floor: 2x Attic Rooms **NOT to be used as bedrooms.**

Outside: Paved Yard, 2x Parking Spaces. Front and Rear Gardens.

Oil Central Heating. Secondary Glazing. Unfurnished. No Smoking (indoors). Pets with permission.

**RENT: £1250 PCM**

[email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk)

[www.richardsonandsmith.co.uk](http://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



*Entrance Hallway*



*Entrance Hallway*



*Lounge*



*Lounge*



*Dining Room*



*Kitchen*



*Rear Lobby*



*Utility WC*



*Bedroom 1*



*Bedroom 1 (reverse angle)*



*View Front*



*Bathroom*



*Bedroom 3*



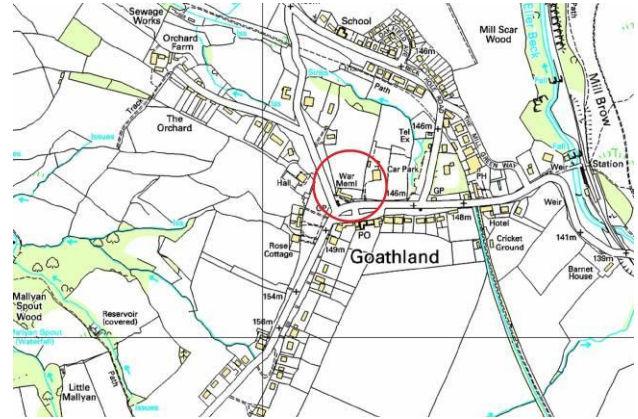
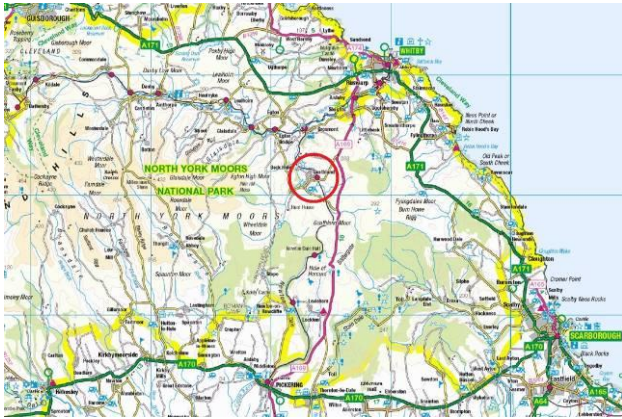
*Attic Room 1*



*Attic Room 2*



*Front Garden*

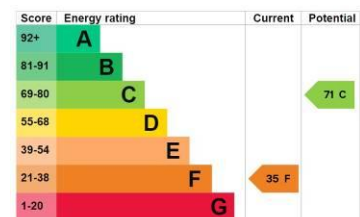


**Services:** The house is connected to mains water, electricity and drainage. The property has an oil fuelled central heating system and secondary glazing.

**Council Tax Banding:** 'E' approx. £2,956 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 £1,350 for this property. 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.

View all of our residential properties for sale on the internet website: [www.rightmove.co.uk](http://www.rightmove.co.uk)



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



Tel: (01947) 602298

Fax: (01947) 820594