

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

INSTITUTE COTTAGE, GLAISDALE. YO21 2PW



A MODERNISED, 2 BEDROOM, FORMER CARETAKERS COTTAGE ADJOINING THE VILLAGE HALL IN THIS POPULAR RURAL VILLAGE. WITH LARGE GARDENS AND ATTRACTIVE VIEWS OVER THE FIELDS BEHIND THIS WELL-PRESENTED COTTAGE IS LIKELY TO BE POPULAR, SO VIEW EARLY TO AVOID DISAPPOINTMENT.

Dining Kitchen, Lounge, Larder, Bathroom Inner Hallway with Stairs. Landing, 2 Bedrooms.
Driveway parking and Garage. Large Gardens with vegetable beds, lawns and patio.
Oil central heating, uPVC double-glazing. Unfurnished. Sorry, no smoking indoors, pets considered.

RENT: £725 PCM



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Partners: Robert C Smith

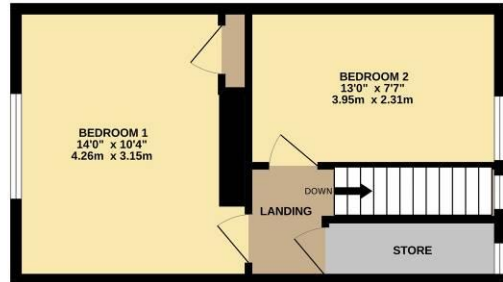
Ian K Halley FRICS

James EJ Smith MRICS FNAEA



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.

TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



Lounge



Plot Boundary



Dining Kitchen



Bedroom 1



Bedroom 2



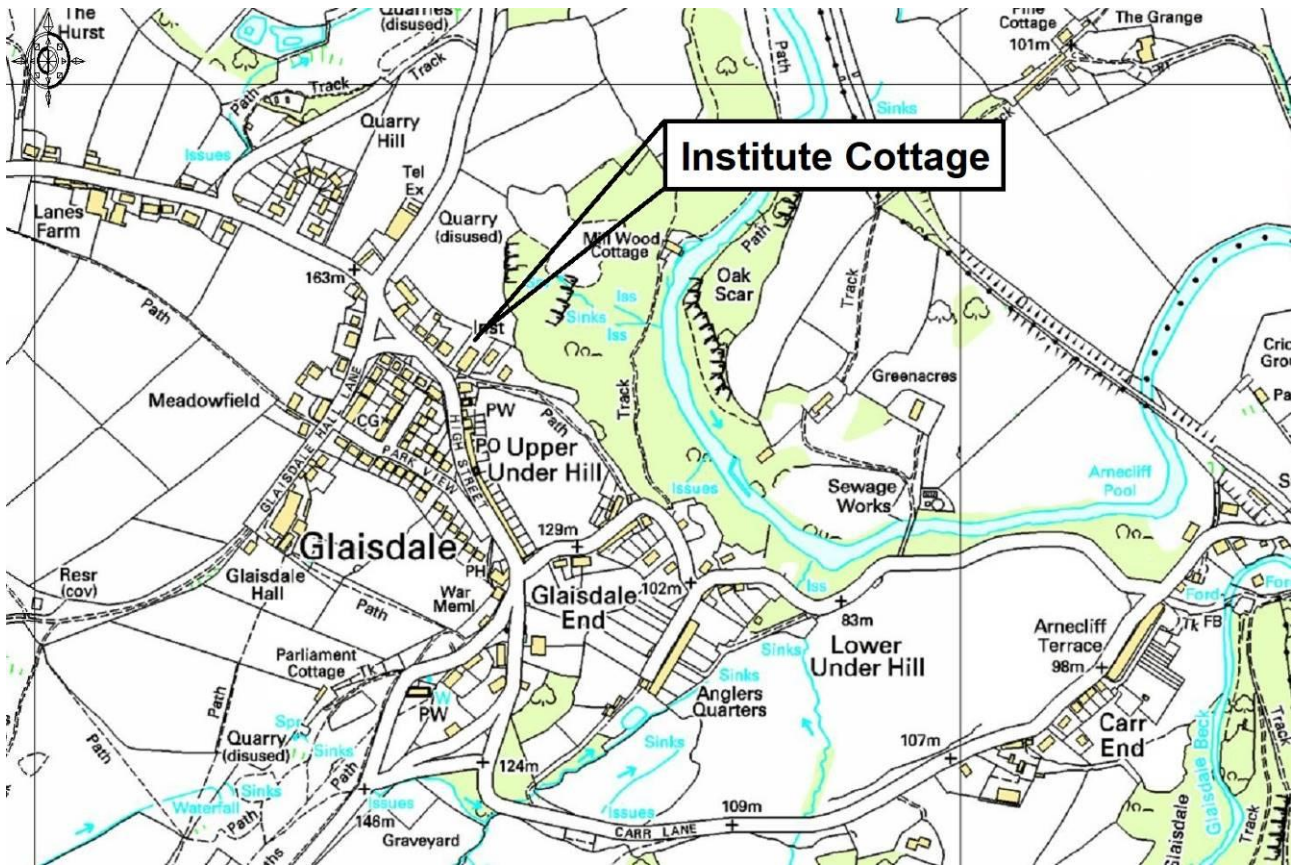
Rear Garden and Garage



Ground Floor Bathroom



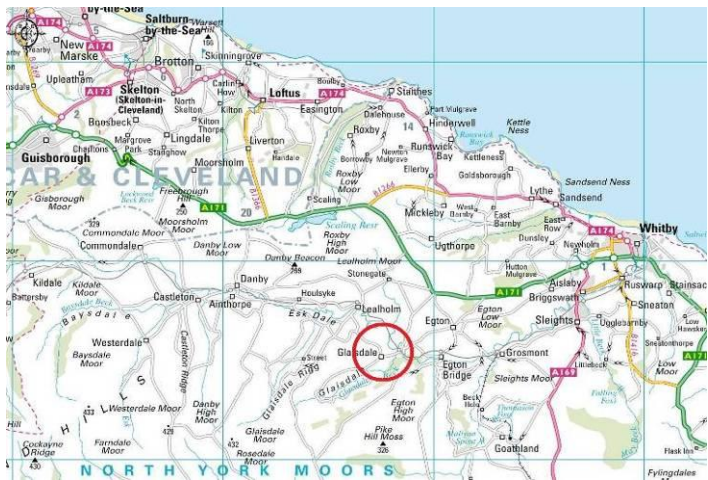
Property adjoins the village Hall



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 mains water, electricity and drainage. Hot water and heating run from a modern oil combi boiler. No electric connection to the garage.

Council Tax Banding: 'C' £2,150 for 2026-7. 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.

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		79 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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



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