

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

ASH COTTAGE, BEACON WAY, SNEATON. YO22 5HS

Whitby approx 2.5 miles



A SPACIOUS, 3 BEDROOM SEMI-DETACHED HOME, SET IN THIS QUIET VILLAGE JUST A COUPLE OF MILES FROM WHITBY. FINISHED TO A LUXURIOUS SPECIFICATION, THIS BRAND NEW FAMILY HOME HAS DRIVEWAY PARKING AND A GARDEN TO THE REAR.

It offers: Hallway, WC Cloakroom, Lounge, Living Room with Kitchen, Utility.

Master Bedroom with Ensuite, 2 further Double Bedrooms, Bathroom.

Air source central heating, double glazing. Unfurnished. Sorry no smokers. Pets by negotiation.

RENT: £1,250 PCM



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Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA



Rear Garden



Hallway



Lounge



Living Room



Kitchen



Kitchen



Utility



Bedroom 1



Ensuite



Bedroom 2



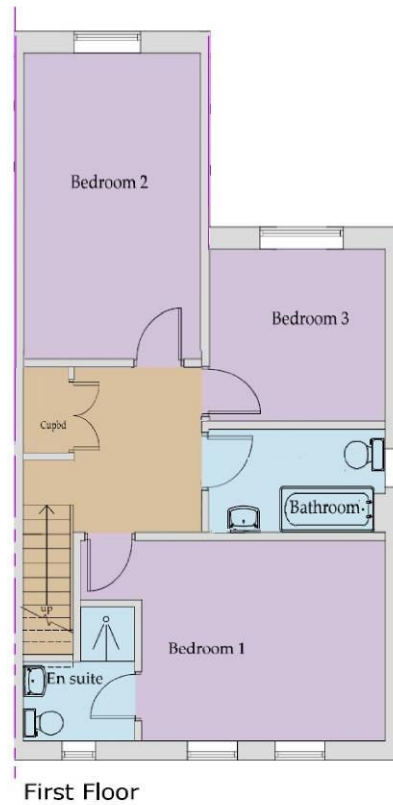
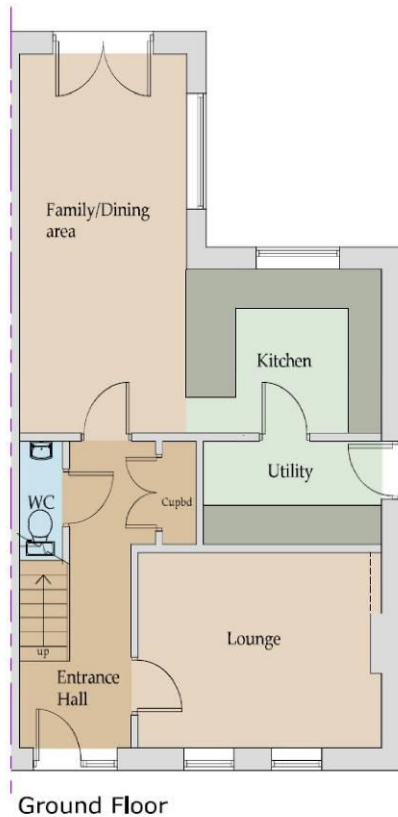
Bedroom 3



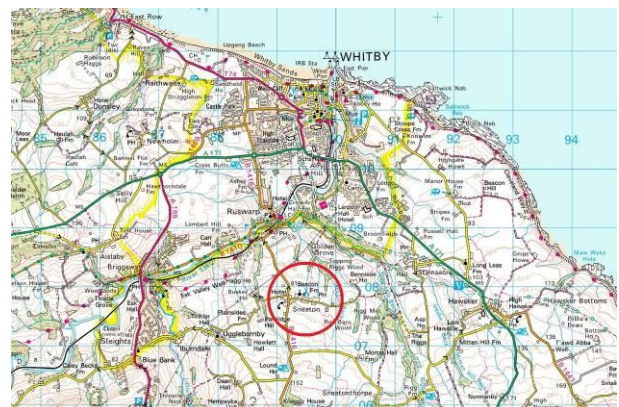
Landing



Bathroom



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



Services: Mains water, electricity and drainage. The property has air source underfloor heating.

Council Tax Banding: TBC. 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		
55-68	D		
39-54	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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