# RICHARDSON & SMITH

*Chartered Surveyors · Estate Agents · Auctioneers · Valuers*

## MYRTLE COTTAGE, HIGH HAWSKER. YO22 4LH



**A 1-2 BEDROOM COTTAGE IN THIS POPULAR VILLAGE, HANDILY PLACED BETWEEN WHITBY AND ROBIN HOODS BAY.**

**It offers: Living Room, Dining Kitchen, Bathroom, Double Bedroom 1, Bedroom 2/study, Rear Yard.**
**Gas central heating, double glazing. Unfurnished. NO PETS or Smokers**
**Viewings to commence from 24th March 2021**

## RENT: £650 PCM






email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk

RICS

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

The Property Ombudsman

Partners: Robert C Smith Ian K Halley FRICS James EJ Smith MRICS FNAEA





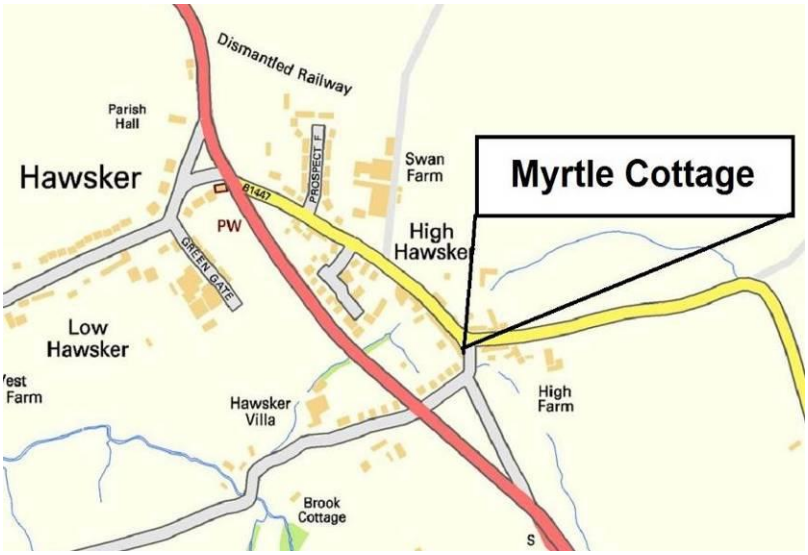




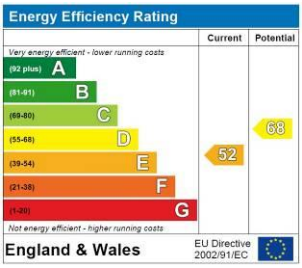
**Viewing:** Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

**Services:** The property is connected to mains water, electricity, gas and drainage. Hot water and heating run from a gas boiler.

**Council Tax Banding:** 'B' Scarborough Borough Council Tel 01723 232323.




**Terms:** All tenants will need to submit a referencing application. 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.*

*Brochure photos from 2016 – there may be some decorative changes since these pictures were taken.*

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