

# RICHARDSON & SMITH

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**30 WESTCLIFF AVENUE, WHITBY. YO21 3JB**



**AN UPGRADED AND REFURBISHED 3  
BEDROOM SEMI-DETACHED HOUSE  
WITH OFF STREET PARKING AND A  
GARDEN OPPOSITE THE CRICKET  
GROUND ON WHITBY'S WESTCLIFF,  
CLOSE TO LOCAL SHOPS.**

3 bedrooms, bathroom, dining kitchen and sitting room. Gas central heating, unfurnished. No pets and applicants 25+ years old.

**RENT: £900 PCM**

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## **DESCRIPTION**

The property is a semi-detached house of part rendered brick construction under a clay tiled roof with vehicular access from Upgang Lane. Built in the 1930's, the house originally provided a compact 3 bedroom semi-detached layout with accommodation on 2 floors, but it has been adapted to provide rather more flamboyant accommodation comprising:

Ground floor: front and rear/side porches, hallway, WC cloakroom, sitting room with a bay window to the front and a log burning stove in a carved stone fireplace, and a dining kitchen with an attractive modern suite of fitted units and integral equipment.

First floor: Master double bedroom with dressing area and built in wardrobes, single bedroom, luxury bathroom with 4 piece suite, spacious landing, and lobby with spiral staircase rising up to ...

Loft Conversion: A double bedroom with a low sloping roof and Velux roof light window.

Outside the property has a small forecourt garden to the front and a larger lawned garden with a block paved off-street parking area at the side / rear.



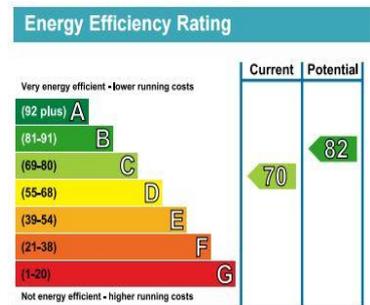


**Viewing:** Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

**Services:** It is understood that the property is connected to mains supplies of water, electricity, gas and to mains drainage. The property has modern gas central heating from a boiler in the ground floor WC Cloakroom and has a log burning stove in the sitting room.

**Council Tax Banding:** 'C' 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

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