

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

Flat 1 Mill Court, The Carrs, Ruswarp. YO21 1YL

Whitby Town Centre 1½ miles



A DECEPTIVELY SPACIOUS 2 BEDROOM GROUND FLOOR APARTMENT IN THIS GRADE II LISTED MILL CONVERSION, STANDING ON THE BANKS OF THE RIVER ESK. SITUATED IN THE POPULAR VILLAGE OF RUSWARP, CONVENIENT FOR THE AMENITIES OF WHITBY AND THE NATIONAL PARK COUNTRYSIDE, THIS APARTMENT HAS RIVER VIEWS AND PRIVATE PARKING.

Entrance Hallway, 2 Bedrooms, Bathroom, Dining Kitchen, Mezzanine Study, Sitting Room.

Outside: Designated Parking Space and Visitor Parking. Riverbank Communal Garden.

Unfurnished. No Smokers. Secondary Glazing.

RENT: £800 PCM



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Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA



Living Room



Dining Hallway



Kitchen



Mezzanine Study



Dining Kitchen



Bedroom 1



Bedroom 2



Bathroom



Flat Hallway



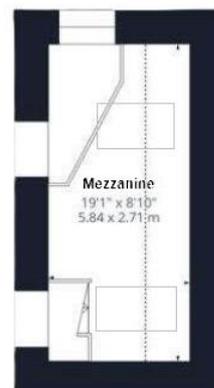
Ground Floor

Approximate total area*

1025 ft²
95.2 m²

Reduced headroom

49 ft²
4.5 m²

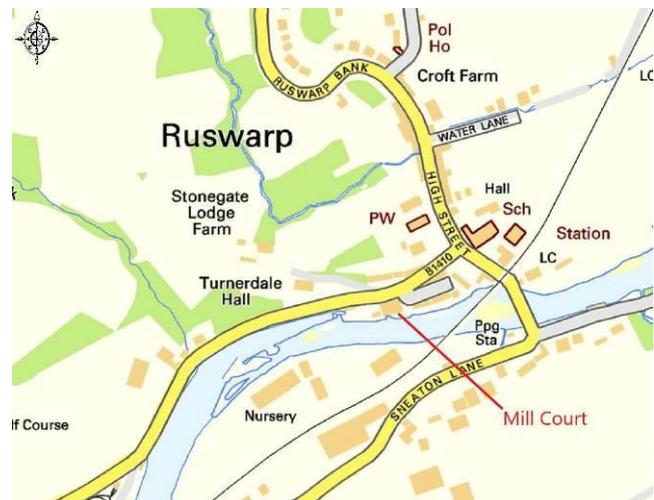




Viewing: Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view.

Terms: All prospective tenants will need to submit a referencing application for which there is no charge. Tenants will be responsible for all services and council tax in relation to the property on top of the rent. The tenants will be required to provide a bond of £800 for this property in addition to the rent.

Services: The property is connected to mains water, electricity and drainage. The property has electric storage heaters.



Council Tax Band: 'D' approx. £2,418 payable for 2025-26. North Yorkshire Council Tel 01723 232323.

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		76 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		