

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

## 5 Abrahams Quay, Whitby. YO22 4EW

Approx Distances:

Whitby Town Centre  $\frac{1}{2}$  mile



**A MODERN HARBOURSIDE 2 BEDROOM TERRACE COTTAGE SET IN THIS MEWS DEVELOPMENT A SHORT WALK OF THE TOWN CENTRE. WITH A GARAGE AND PARKING SPACE, PLUS A PATIO SEATING AREA, THIS COTTAGE IS A GREAT OPTION.**

Entrance Hallway, Kitchen, Living Room. 2x Double Bedrooms, Shower Room.

Outside: Patio seating area. Single Garage and Driveway Parking.

Gas central heating. Double glazing. Unfurnished. No Smokers.

**RENT: £850 PCM**



[email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk)

[www.richardsonandsmith.co.uk](http://www.richardsonandsmith.co.uk)



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

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



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



*Living Room*



*Hallway*



*Kitchen*



*Kitchen*



*Living Room*



Bedroom 1



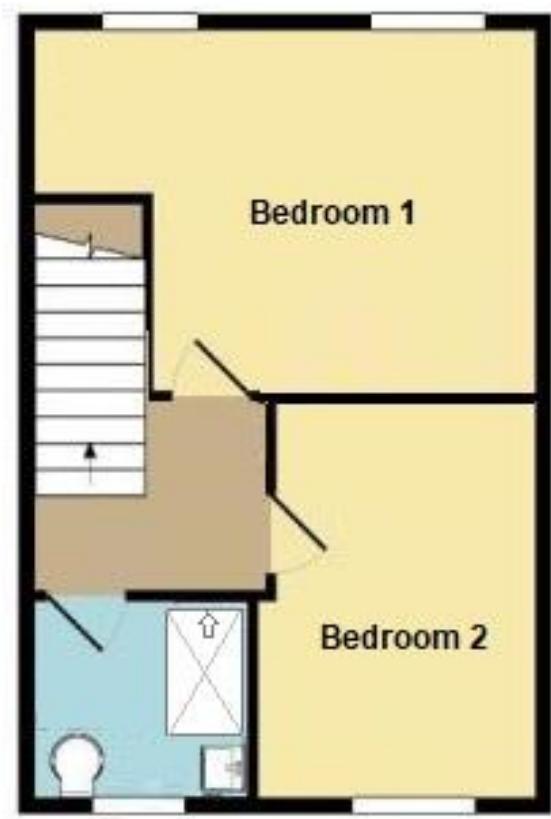
Shower Room



Shower Room



Bedroom 2



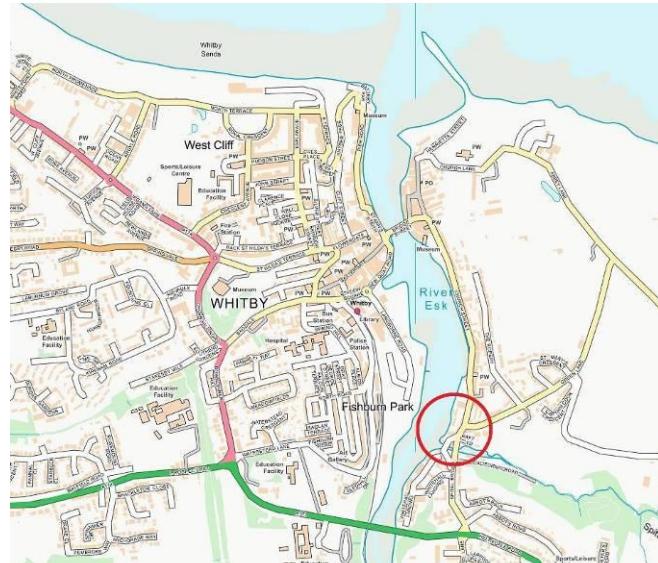


**Viewing:** Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view.

**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 £850 for this property in addition to the rent.

**Services:** The property is connected to mains water, gas, electricity and drainage. The gas central heating boiler is situated in the kitchen.

**Council Tax Band:** 'C' approx. £2,120 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		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		