RICHARDSON & SMITH

Chartered Surveyors · Estate Agents · Auctioneers · Valuers

'THE BYRE', TOFT HOUSE FARM, AISLABY. YO21 1SW







A WELL-PRESENTED, SPACIOUS, 3 BEDROOM BARN CONVERSION, WITH THE ADDITIONAL OPTION OF AN ADJOINING 1 BEDROOM ANNEX COTTAGE. SET ON THE EDGE OF THIS POPULAR VILLAGE, HANDY FOR THE TOWN, COAST AND MOORS.

It offers: spacious living room, dining kitchen and cloakroom.
2 double bedrooms, 1 twin bedroom, en-suite bathroom and house shower room.
Annex: Open plan living kitchen with mezzanine double bedroom and en-suite shower room.
Patio garden area. Private parking.

Oil central heating, log burning stove, double glazing. Unfurnished.
Sorry no smokers. Preferably no children or pets.

RENT: £1,200 PCM (Annex by additional negotiation)

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

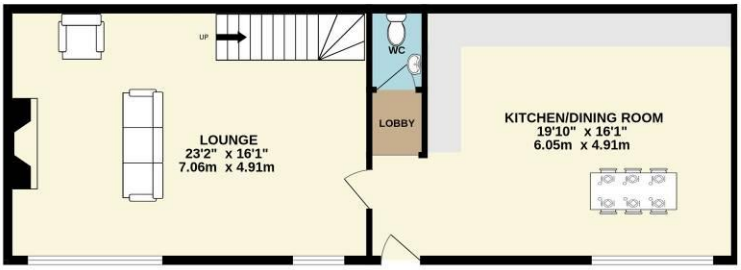
Partners: Robert C Smith Ian K Halley FRICS James EJ Smith MRICS FNAEA

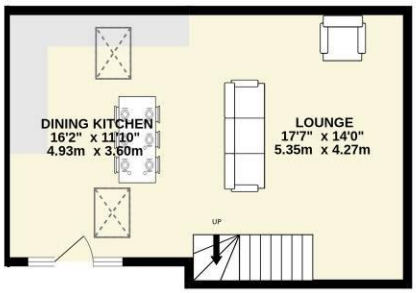






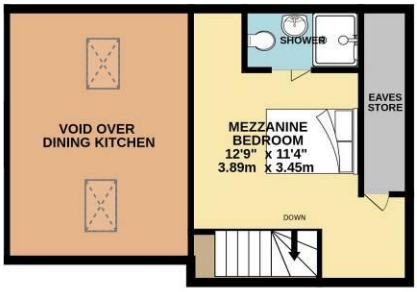








The Byre



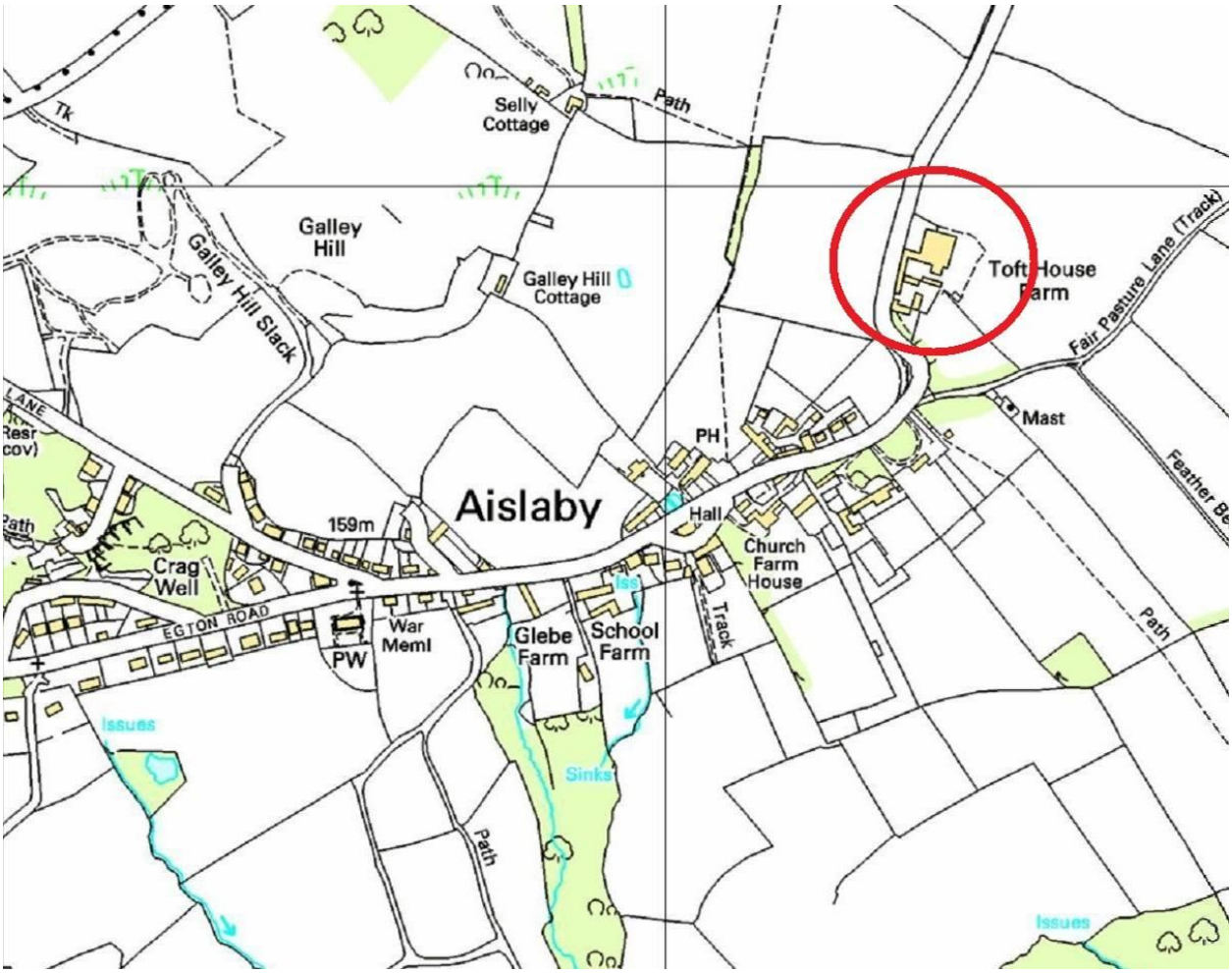
Annex

Measurements are approximate. Not to scale. Illustrative purposes only
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Photos of the Annex





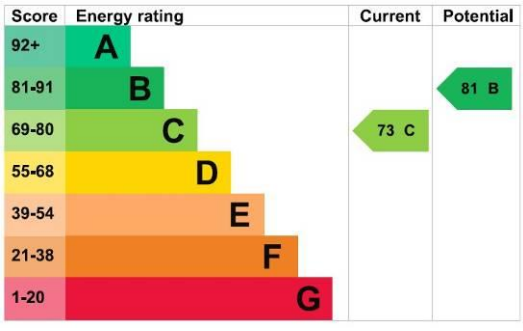


Viewing: Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to making an appointment to view this property.

Services: The property is connected to mains water, electricity and drainage. Hot water and heating run from oil central heating system. There is also a log burning stove in the living room.

Council Tax: The Byre is band C Approx £2,150 payable for 2026-7. North Yorkshire Council. Tel 01723 232323

Terms: All tenants will need to submit a referencing application for which there is no charge to applicants. Tenants will need to provide a bond for the property. Tenants will be responsible for all services and council tax in relation to the property.



Bond: £1,300

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.