

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

Apartment 2D Lowdale Lane, Sleights. YO22 5BU

Whitby Town Centre approx. 3 miles



A STUNNING, FULLY FURNISHED, 2 BEDROOM, LUXURY, FIRST FLOOR APARTMENT WITH 2 PARKING SPACES AND A GARDEN. SET IN THE HEART OF SLEIGHTS VILLAGE, HANDY FOR LOCAL SHOPS AND SERVICES, YET CONVENIENT FOR ACCESS TO THE TOWN, MOORS AND COAST.

Ground Floor: Entrance Lobby and Stairs. Garden with Patio. 2 Allocated Parking Spaces.
1st Floor: Landing, Lounge, Dining Kitchen, WC Cloakroom, 2x Double Bedrooms with En-suites. Balcony.
Furnished. Double Glazed. Gas Central Heating. No Smokers or Pets.

RENT: £950 PCM

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Tel: (01947) 602298

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Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA



1ST FLOOR





Entrance Hall & Stairs



Bedroom 1



Bedroom 1



En-Suite Bed 1



Bedroom 2



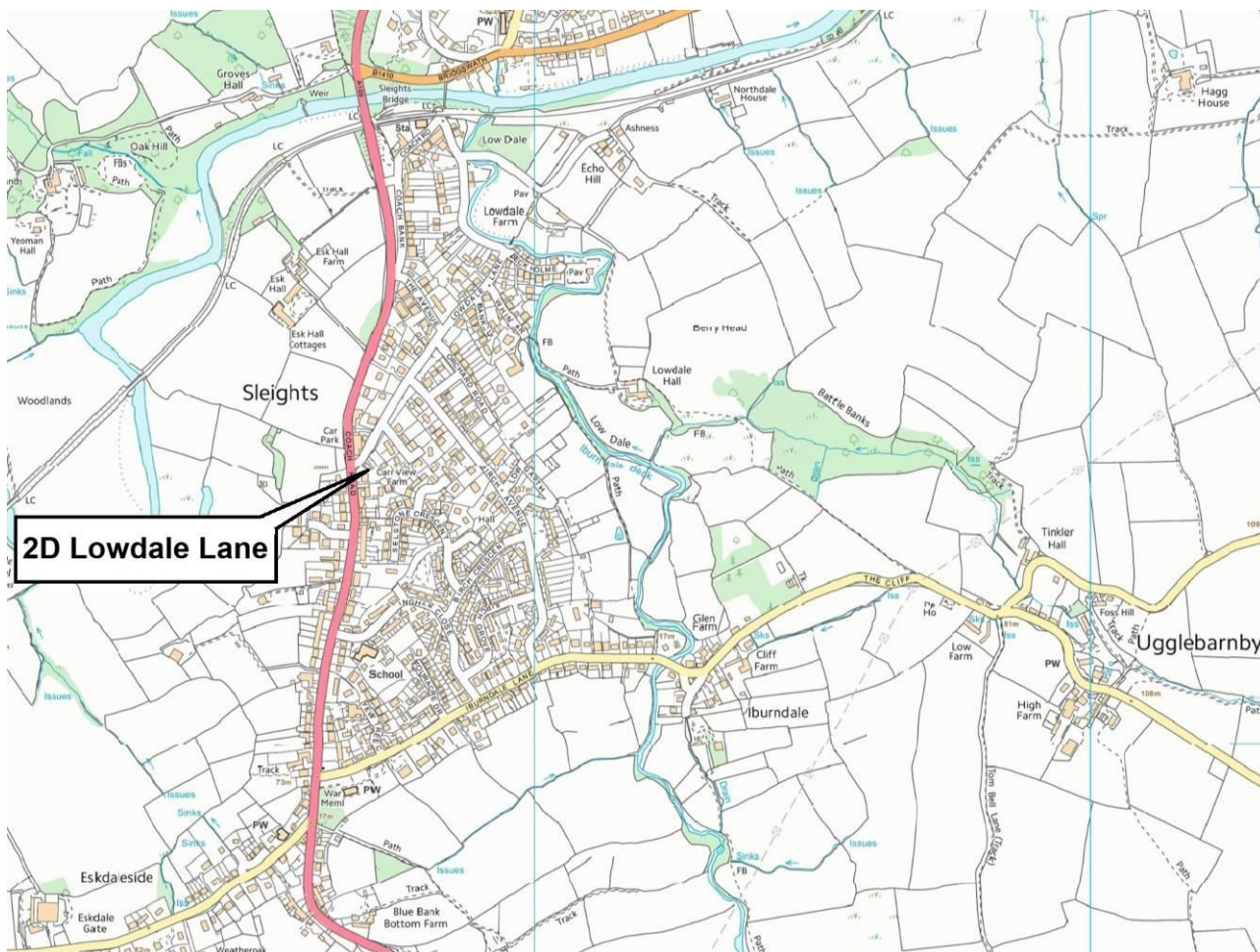
Bedroom 2



Garden and Patio



2x Allocated Parking Spaces



Bond: The tenants will be required to provide a bond of £1,000 for this property.

Services: The house is connected to metered mains water, electricity, gas and drainage. The property has a gas fueled central heating.

Council Tax Banding: This property was a commercial holiday letting until recently and is therefore not on the council tax list. It was formerly graded as band D for which approx. £2,418 would be payable for 2025-26. North Yorkshire Council. Tel: 01723 232323

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 need to provide a bond for the property. Tenants will be responsible for all services and council tax in relation to the property on top of the rent.

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		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Call us for a free appraisal of your property if you are considering selling



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