

# 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.

1<sup>st</sup> 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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[www.richardsonandsmith.co.uk](http://www.richardsonandsmith.co.uk)



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



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



1ST FLOOR





*Entrance Hall & Stairs*



*Bedroom 1*



*Bedroom 1*



*Bedroom 1*



*En-Suite Bed 1*



*Bedroom 2*



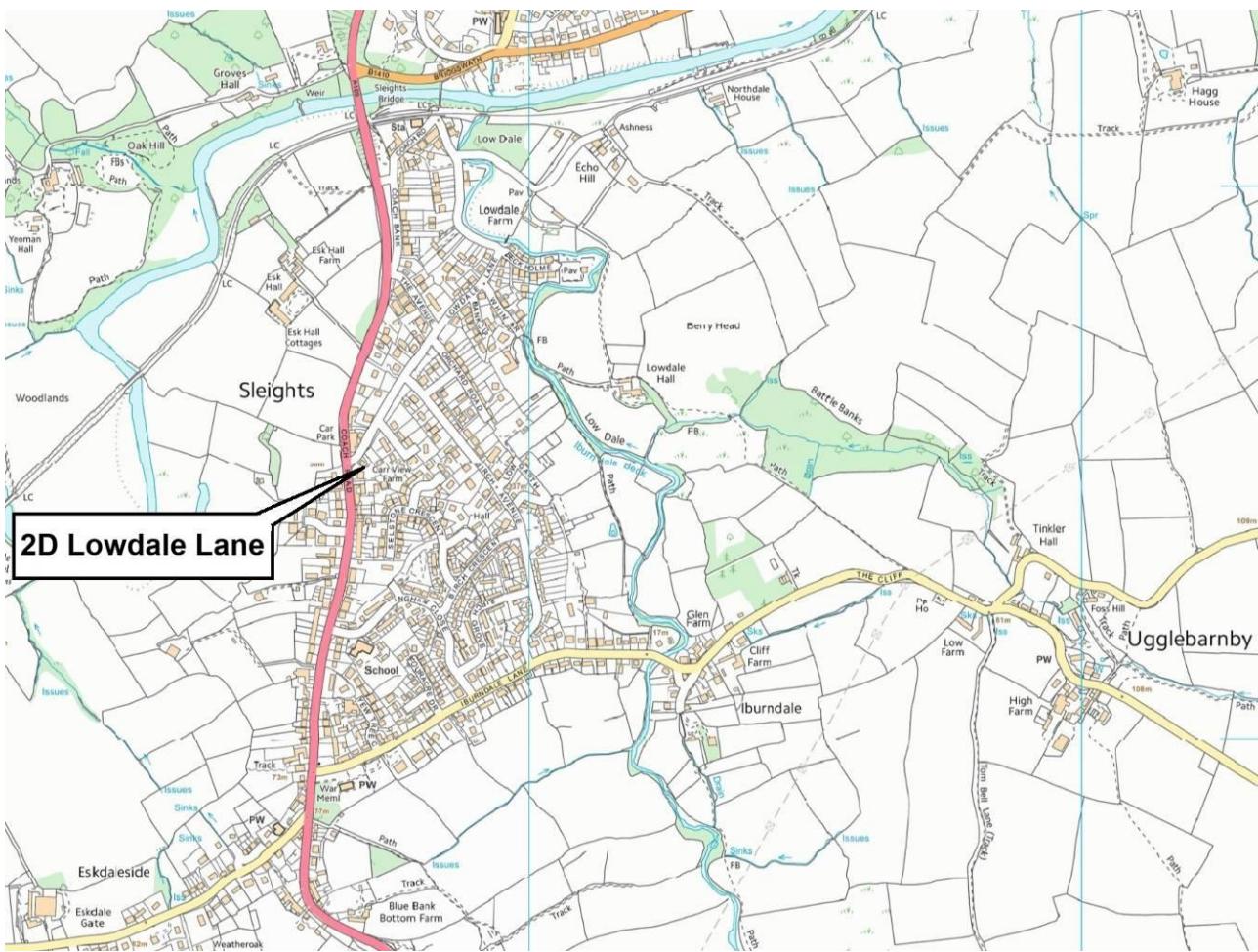
*Bedroom 2*



*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.

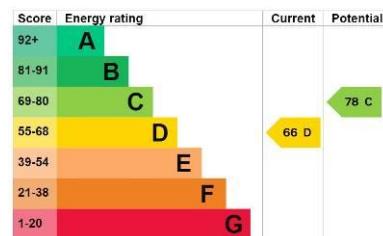
**Council Tax Banding:** This property was a commercial holiday letting until recently and is therefore not on the council tax list. It was formerly graded as band D for which approx. £2,418 would be payable for 2025-26. North Yorkshire Council. Tel: 01723 232323

**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.*



View all of our residential properties for sale on the internet website: [www.rightmove.co.uk](http://www.rightmove.co.uk)



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



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