

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

## 5a The Parade, Whitby. YO21 3JP

Approx Distances:

Whitby Town Centre 1 mile

Sandsend 2.5 miles



A RECENTLY REFURBISHED 2 BEDROOM FIRST FLOOR APARTMENT OVER THE MOBILE PHONE SHOP, WITH NEWLY INSTALLED KITCHEN AND BATHROOM AS WELL AS ALL NEW DÉCOR AND FLOOR COVERINGS. POSITIONED IN THIS HANDY LOCATION, CONVENIENT FOR THE CLIFFTOP AND FOR THE SHOPS ON THE PARADE.

Entrance Lobby & Stairs, Hallway, Lounge, Kitchen, Bathroom, Double Bedroom, Single Bedroom.

Outside: Small yard storage space.

Electric convector room heaters and immersion heater. Double glazing. Unfurnished.

**RENT: £725 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*



*Kitchen*



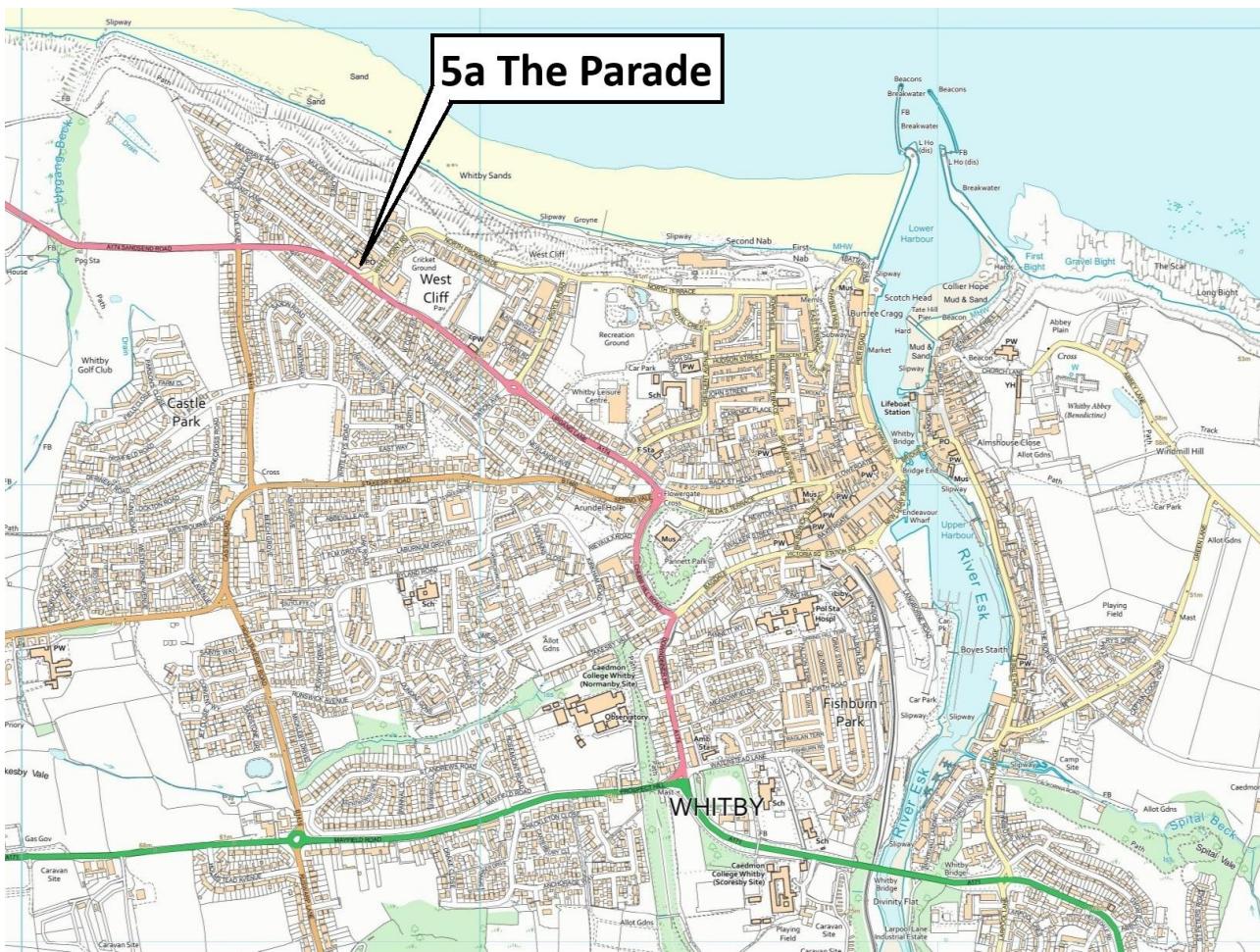
*Bathroom*



*Master Bedroom*



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

**Services:** The property is connected to mains water (metered), electricity and mains drainage. Electric convector heaters and hot water cylinder with immersion heater.

**Bond:** The tenants will be required to provide a bond of £725 for this property.

**Council Tax Band:** 'A' approx. £1,612 payable for 2025-26. North Yorkshire Council Tel 01723 232323.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### **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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