

MULGRAVE

— ESTATE —

To Let

Cobbler Cottage, High Street, Lythe, Whitby YO21 3RT



Cobbler Cottage is a characterful, detached, sandstone property dating back to C18 with features including low beamed ceilings. The cottage is set within gardens with a patio area at the rear and private driveway.

Close to all that the village has to offer including the Community Shop and Post Office, Primary School & Sport Mulgrave. Great access to countryside and cliff top walks and close to Sandsend and the beach. Only a few minutes' drive to Sandsend and the historical harbour town of Whitby.

The property briefly consists of a kitchen/diner with vaulted ceiling, living room with open fire, coat/boot room, two bedrooms and downstairs bathroom.

Description:

Hall

Coir matting & carpet. Coat/boot room with coat hooks, storage cupboard with shelving and boiler cupboard. Meter cupboard, two radiators.

Kitchen



Laminate flooring, cream shaker style kitchen including integrated electric, extractor, hob, stainless steel sink with mixer tap. Window overlooking the rear garden and velux. Radiator.

Living Room



Carpet, open fire, tiled hearth with pine surround. Two windows and glazed door leading out to rear garden. Radiators.

Bedroom 1



Single bedroom on the ground floor, carpeted. Window & radiator

Bathroom



Ground floor - bathroom suite with electric shower over the bath, glass screen, shaver point & light, towel rail and loo roll holder. Radiator, expelair & window.

Bedroom 2



Attic bedroom, carpet, two small windows and velux. Reached by a spiral staircase.

Outdoor Space

Surrounded by lawned garden areas, patio area, oil tank and compost heap area. Private gravelled driveway with turning area.

General Information

Available now.

Offered unfurnished and available on a 12 month Assured Shorthold Tenancy

Services

Mains electric, water and drainage oil central heating. Services eg internet, tv have not been tested or verified as working by Mulgrave Estate. Tenants will be responsible for all services and council tax in relation to the property.

Local Authority North Yorkshire Council

Rates Council Tax Band A

EPC Rating E 48

Rental £925 pcm

Deposit £1050

Viewing strictly by appointment.

Please note these details are set out as a general outline only and do not constitute an offer or contract.

