

MULGRAVE

— ESTATE —

To Let

Fern Cottage, The Causeway, Lythe, Whitby YO21 3RL



A traditional, terraced cottage tucked away on The Causeway, Lythe.

This characterful, three bedroom property retains its olde world charm with beamed ceilings, spiral staircase, a multifuel stove and open fire. With the benefit of outdoor space including a paved courtyard and traditional outbuildings leading through to a lovely lawned garden with shrub filled borders.

Close to all the village amenities including Lythe Community Shop, primary school and nursery.

The property comprises an entrance hall leading into a reception room with open fire, dining room with multifuel stove, galley style kitchen, utility area and w.c. Stairs lead up to two double bedrooms, single bedroom and bathroom.

Description:

Entrance Hall

Electric Meter & Fuse Box leading into:

Living Room



Two windows, open fire, beamed ceiling, carpet. Four double sockets, two pendant lights, two radiators.

Dining Room



Two windows, multifuel stove, beamed ceiling, laminate flooring, three double sockets, two pendant lights, radiator.

Kitchen



Galley style kitchen with cream kitchen units, new electric cooker, stainless steel splashback and extractor, stainless steel sink and mono tap. Two windows, beamed ceiling, vinyl flooring, radiator, Leading off to utility area with cupboard and plumbing for a washing machine/dishwasher and w.c. Rear door to back garden

Stairs, understairs cupboard leading up to:

First Floor

Bedroom 1

Double bedroom, dormer window, beams, new carpet, three double sockets, pendant light, radiator.

Bedroom 2



Double bedroom, feature fireplace, dormer window, beams, new carpet, three double sockets, pendant light, radiator, loft hatch, Tv connection.

Bedroom 3



Single bedroom, two windows, new carpet, three double sockets, pendant light, radiator.

Bathroom

Bath with shower over, sink and w.c. Single dormer glazed window. Radiator, vinyl flooring.

Outside – Paved courtyard area with flower beds, oil tank. Outbuilding housing the oil boiler, power and lighting. Stone traditional building with power and lighting, leading through to rear lawned garden with borders. Shed. Outside tap. Parking to the front of the property.



General Information

Offered unfurnished and available on a 12 month Assured Shorthold Tenancy

Services

Mains electric, mains water, oil heating.

Services e.g. 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 D

EPC Rating E 51

Rental £1265 pcm

Deposit £1455

Viewing by appointment please telephone (01947) 893239 or email Julie.brickley@mulgrave.net for any further information.

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