

# MULGRAVE — ESTATE —

To Let

## **The Cottage, The Row, Lythe, nr Whitby YO21 3RL**



**A traditional stone built, terraced, three bedroomed cottage located in the village of Lythe, near Sandsend & Whitby. Located on The Row, a quiet pedestrianised lane, close to all the village amenities including primary school, nursery, community shop and sports club. Overlooking gardens to the front and rear.**

## **Description:**

### **Front Entrance**

### **Kitchen/Diner**



Cream shaker style kitchen units, new electric oven, ceramic hob with stainless steel splashback & extractor, tiled splashbacks. Stainless steel sink 1.5 bowl with mono tap. Laminate flooring, two windows, radiator.

### **Downstairs WC**

Sink, w.c., window, radiator.

### **Reception**



Multifuel stove set on a stone hearth, new carpet, window, radiator.

Boiler room.

## First Floor



## Family Bathroom

White suite comprising bath with electric shower over, sink & wc. Vinyl flooring, expelair, shaver light, mirror and radiator.

## Bedroom 1



Double room, feature fireplace, built in wardrobe/cupboards, carpet, window, radiator.

## **Bedroom 2**



Double room, carpet, window, radiator, feature fireplace, cupboard.

## **Bedroom 3**

Single room, carpet, window, radiator.

## **Outside**



Parking at the rear of the property for one vehicle, additional on Lodge Road. A traditional outbuilding with power and lighting suitable for storage in the rear garden with borders and lawn. Enclosed lawned garden to the front of the property. Outside tap, oil tank.

## **General Information**

Available January 2026. Newly decorated.

Offered unfurnished and available on an initial 12 month Assured Shorthold Tenancy, but ongoing if suitable for both parties.

## **Services**

Mains electric, mains water, oil 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 D

**EPC Rating** E 51

**Rental** £1195 pcm

**Deposit** £1375.00

**Viewing strictly by appointment only, please telephone (01947) 893239 or email [Julie.brickley@mulgrave.net](mailto: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.