MULGRAVE
ESTATE

To Let

High Farm, High Street,

Lythe, nr Whitby YO21 3RT



A traditional stone built farmhouse, semi detached with four bedrooms, offering generous accommodation over three floors. Located in the village of Lythe, near Sandsend & Whitby. Situated on the High Street and close to all the village amenities including primary school, nursery, community shop and sports club.

Description:

Ground Floor - Entrance leading into hall/utility room, front door

Kitchen/Diner





Cream shaker style kitchen units, electric double oven, ceramic hob with stainless steel splashback & extractor, dishwasher, tiled splashbacks. Stainless steel sink with mono tap. Tiled floor, two windows

Downstairs WC

Vaulted ceiling, sink, w.c., window, boiler cupboard, expelair, radiator.

Utility

Range of units, space for washer, stainless steel sink, metro tiled splashback, radiator.

Reception



Multi fuel stove set on a stone hearth with beam mantle, carpet, windows, radiator.

Reception 2



Feature fireplace, alcove shelving, carpet, window, radiator

First Floor

Family Bathroom





White suite comprising bath, shower cubicle, sink & w.c. Beamed ceiling, vinyl flooring, expelair, shaver light, heated towel rail.

Bedroom 1



Large double room, carpet, window, radiator, beamed ceiling.

Bedroom 2



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

Landing, store cupboard, stairs leading up to:

Second Floor

Bedroom 3



Double room, carpet, two velux windows, radiator, vaulted beamed ceilings.

Bedroom 4



Double room, carpet, velux and gable window, radiator, vaulted beamed ceilings.

Bathroom 2



White suite comprising bath with handheld shower, sink & w.c. Vaulted beamed ceiling, vinyl flooring, heated towel rail.

Outside

Parking for a number of vehicles at the rear of the property. Two traditional style outbuildings suitable for storage. Garden to the front (additional area of land at the rear may be available.) Outside tap, oil tank.

General Information

Available December 2026.

Offered unfurnished on an Assured Periodic Tenancy (APT)

Services

Mains electric, water (metered) 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 E

EPC Rating E 48

Rental £1450 pcm

Deposit £1670.00

Viewing by appointment only. For further information or to arrange a viewing, please telephone (01947) 893239 or email Julie.brickley@mulgrave.net

Please note that these particulars are intended as a general guide only and do not constitute any part of an offer or contract.