

# MULGRAVE

— ESTATE —

To Let

## **Tofino Cottage, Lodge Road, Lythe, Whitby YO21 3RN**



**A characterful, stone built, two bedroom cottage located in Lythe. Newly decorated and new flooring fitted throughout. This traditional cottage is ideally situated for all the village amenities including the school, nursery, village shop and "The Stiddy" pub. Close to Sandsend and Whitby this property benefits from an enclosed rear garden and allocated parking on "The Common" for one car.**



**The property briefly consists of a kitchen/diner with woodburner, living room. Upstairs there are two good sized bedrooms and family bathroom. Outside there is a rear walled garden with flower beds and lawn.**

## **Description:**

### **Hall**

Front door leading into hall, boiler room with storage

### **Kitchen/Diner**



Cream Shaker style kitchen including integrated electric oven, extractor, hob, fridge/freezer and dishwasher. Stainless steel sink with mixer tap. Two windows overlooking the garden. Spotlights.

Dining area, newly fitted carpet, painted beams, wood burner, radiator and window.

### **Living Room**



Beamed ceiling, newly fitted carpet, windows, radiator and understairs cupboard.

Stairs leading upstairs

## **Bedroom 1**



Double room with beamed vaulted ceiling, windows, radiator

## **Bedroom 2**



Double room with beamed vaulted ceiling, windows, radiator

## **Bathroom**

Bath with shower over, sink, wc, radiator and expelair.

## **Outdoor Space**

Rear garden with lawn and flower beds. Allocated parking on "The Common" for one car, parking on Lodge Road for additional vehicles.

## **General Information**

Offered unfurnished and available on a 12 month Assured Shorthold Tenancy. A holding deposit equivalent to one weeks rent (£201) will be required to secure the tenancy application once suitable to both parties. The holding deposit will be repaid subject to suitable references being obtained. Provision of false or misleading information may result in the holding deposit being retained by Mulgrave Estate

### **Services**

Mains electric, water and drainage. Oil Central Heating.

**Local Authority** Scarborough Borough Council

**Rates** Council Tax Band B

**EPC Rating** E 44

**Rental** £875 pcm

**Deposit** £1005

**Viewings from January 2022, strictly by appointment only, following current guidelines. 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