

MULGRAVE

— ESTATE —

To Let

Woodbine Cottage, Goldsborough, Whitby YO21 3RX



A traditional, stone built, three bedroom, semi-detached cottage located in the hamlet of Goldsborough, near Whitby. Comprising of a galley style kitchen, utility, downstairs wc, two reception rooms one with multi fuel stove, three bedrooms (one single) family bathroom and an ensuite. Gardens to the front, side and rear with countryside and sea views.

Description:

Hall

Side door leading into utility room with space/plumbing for a washer and a dryer. Boiler. White laminate flooring. WC. Leads to

Kitchen



Galley kitchen with a range of units, free standing electric cooker and space for under counter fridge and freezer. Breakfast bar. Windows with countryside and sea views and skylights. Stainless steel sink with mixer tap. Spotlights, pendant and two radiators. Laminate flooring

Living Room 1



Window overlooking front garden. White laminate flooring, beamed ceiling, radiator.

Stairs leading upstairs

Living Room 2



Window overlooking front garden, front door entrance. Carpet and laminate at entrance, beamed ceiling. Multi fuel stove with beam mantle. Radiator.

Bedroom 1



Double room, window, radiator, carpet, beamed ceiling.

Bedroom 2



Double room, two windows with countryside/sea views, radiator, carpet, beamed ceiling.

Ensuite comprising corner shower, wc and sink, beamed ceiling, white tiled walls, new vinyl and radiator.

Bedroom 3

Single room, window, radiator, shelf.

Family Bathroom

Bath, corner shower cubicle, wc, sink radiator and expelair. White tiled walls, new vinyl fitted. Window.

Outdoor Space



Garden to front, side and rear with picket fence. Vegetable beds at rear. Outdoor tap. Shed. Parking on verge.

General Information

Please note Woodbine Cottage is adjacent to a working farm, with livestock and machinery so there will be associated noise and odours.

Offered unfurnished and available on a 12 month Assured Shorthold Tenancy. A holding deposit equivalent to one weeks rent (£265) 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 and water. Septic tank. Oil Central Heating.

Local Authority Scarborough Borough Council

Rates Council Tax Band C

EPC Rating E45

Rental £1150 pcm

Deposit £1325

Viewing strictly by appointment only. 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

