

# MULGRAVE

— ESTATE —

To Let

## Glen Rigg Cottage,

High Row, The Valley, Sandsend, Nr Whitby YO21 3TE



**A traditional, sandstone, two bedroomed cottage located in the glorious "Valley," Sandsend. This is a rare opportunity to live in this picturesque, seaside village – close to all the amenities including the village shop, cafes, pubs and restaurants. Within a few minutes walk to the beach. This property benefits from gardens and a nearby garage and allocated parking.**



**Newly redecorated in "Natural Hessian" paint throughout, with new carpets to the stairs and bedrooms.**

The property briefly consists of a kitchen, dining room, living room with wood burner. Upstairs there are two bedrooms and bathroom. Outside there are a number of enclosed garden areas to the front, side and rear. There is roadside parking nearby and the property has the added benefit of a separate garage and allocated parking at the nearby Station Yard.

**Description:**

**Hall**

Front door leading into small entrance into:

**Dining Room**



Laminate flooring, with feature alcove wall and old mantle, window overlooking "The Valley." Radiator. Stairs (new carpet fitted) with two windows overlooking the rear garden, to small landing area

**Kitchen**



Laminate flooring, cream shaker style fitted kitchen including integrated gas oven, gas hob and dishwasher. Grey tiled splash backs. Stainless steel sink with mixer tap. Window overlooking rear. Spotlights. Radiator. Door leading to rear garden.

## Living Room



Laminate flooring, wood burner with stone hearth, window overlooking "The Valley" radiator.

## Bedroom 1

Double room, window overlooking "The Valley", new carpets fitted, radiator

## Bedroom 2

Double room, window overlooking "The Valley", new carpets fitted, original feature fireplace, radiator

## Bathroom

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



## Outdoor Space

Enclosed garden areas with lawn and flower beds to the rear, side and front. Shed. Separate lock up garage and allocated parking at the Station Yard, bottom of Lythe Bank. Street parking opposite the property.

## General Information

N.B. photos used are prior to redecoration.

Offered unfurnished and available on a 12 month Assured Shorthold Tenancy. A holding deposit equivalent to one weeks rent (£346) 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, gas, water and drainage.

**Local Authority** Scarborough Borough Council

**Rates** Council Tax Band C

**EPC Rating** D 62

**Rental** £1500 pcm

**Deposit** £1730

**Viewing 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



