

# MULGRAVE

— ESTATE —

To Let

## **St Mary's Cottage, Hutton Mulgrave, Nr Whitby YO21 3SF**



**A unique opportunity to live in a charming, detached cottage located at Hutton Mulgrave, Nr Whitby.**

**This characterful one bedroom, chocolate box property is reached via a shared farm track neighbouring a working farm. Offering a large gravelled parking area, garden and outbuildings. Views over countryside and distant sea views.**



The property comprises of an entrance hall leading into an open plan living room/kitchen with multifuel stove, stairs leading up to one bedroom and bathroom.

Ideal for a couple or individual looking for a special home in the countryside.

## **Description:**

### **Hall**

Coat Hooks, meter cupboard, laminate flooring.

### **Living Room/Kitchen**



Three sash, single glazed windows, beamed ceiling, multifuel stove, laminate flooring, underfloor heating. Kitchen units, electric cooker with extractor & stainless steel sink. Understairs cupboard. TV & phone connection.

Staircase leading to landing and

## First Floor

### Bedroom 1



Beamed sloping ceilings, single glazed sash window with countryside and distant sea views. Carpet, radiator.

### Bathroom



White suite comprising bath with shower over, glass screen, sink and wc. Heated towel rail, shaver/light, expelair, vinyl flooring.



**Outside** – lawned garden with seating areas, gravelled car parking, adjoining outbuilding with boiler and power and a large detached outbuilding with power. Log Store. Oil tank. Outside tap.

### **General Information**

Offered unfurnished and available on a 12 month Assured Shorthold Tenancy. A holding deposit equivalent to one weeks rent (£196) 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, septic tank, oil central heating.

Services eg internet & TV have not been tested or verified as working by Mulgrave Estate

**Local Authority** North Yorkshire Council

**Rates** Council Tax Band A

**EPC Rating E 46**

**Rental** £850 pcm

**Deposit** £980

**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

