

MULGRAVE

— ESTATE —

To Let

**Cobbler Cottage, High Street, Lythe,
Whitby YO21 3RT**



Cobbler Cottage is a traditional, detached, sandstone property dating back to C18 with features including low beamed ceilings. Surrounded by garden areas, a private driveway and turning area the cottage is set back from the road with a gravelled patio area at the rear.

Close to all that the village has to offer including the Community Shop and Post Office, The Stiddy Pub, Primary School & Sport Mulgrave. Great access to countryside and cliff top walks and close to Sandsend and the beach. Only a few minutes' drive to the historical harbour town of Whitby, just two miles away.

The property briefly consists of a newly fitted kitchen with built in oven and hob, living room with open fire and coat/boot room. Two bedrooms, newly fitted bathroom.

Description:

Hall

Coir matting & carpet. Coat/boot room with coat hooks, storage cupboard with shelving and boiler cupboard. Meter cupboard, two radiators.

Kitchen



Laminate flooring, newly fitted kitchen including integrated electric, extractor, hob, stainless steel sink with mixer tap. Windows overlooking the rear garden and a Velux. Radiator.

Living Room



New fitted carpet, open fire, tiled hearth and pine surround. Two windows and door leading out to rear garden. Radiators.

Bedroom 1



Single bedroom on the ground floor, newly carpeted. Window & radiator

Bathroom



Ground floor - Newly fitted bathroom suite with electric shower over the bath, glass screen, shaver point & light, towel rail and loo roll holder. Radiator, expelair & window.

Bedroom 2



Double attic bedroom, newly carpeted two small windows and velux. Reached by a spiral staircase.

Outdoor Space

Surrounded by garden areas, gravelled patio area, oil tank and compost heap area. Private gravelled driveway with turning area.

General Information

Offered unfurnished and available on a 12 month Assured Shorthold Tenancy. A holding deposit equivalent to one weeks rent (£206) 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

Servic

Mains electric, water and drainage oil central heating.

Local Authority Scarborough Borough Council

Rates Council Tax Band A

EPC Rating Exempt

Rental £895 pcm

Deposit £1032

Viewing strictly by appointment only, following current guidelines. 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