

MULGRAVE

— ESTATE —

To Let

Forge Cottage,

The Common, Lythe, Whitby, YO21 3RP



Situated in the lovely village of Lythe this one bedroom cottage offers a characterful traditional home for one or two. This updated cottage retains painted beams, an open fire, a modern kitchen and central heating. Ideally located for all the village amenities including the community shop, local pub "The Stiddy" and the bus stop

The property briefly consists of a kitchen with cream units, living room, bedroom and bathroom. The property will be let unfurnished.

Outside there is an enclosed yard and designated parking space on The Common.

Description:

Entrance

BT point

Leading into Living room. Open fire, window overlooking The Common, two radiators, uplighters, TV point



Kitchen

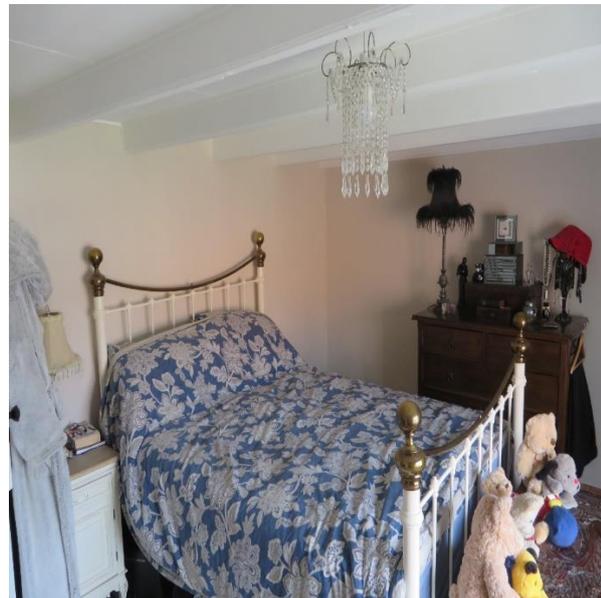


Appliances include a built in oven & extractor with stainless steel splashback. Spotlights, Worcester boiler & understairs cupboard. Two windows and door leading out to rear yard.

Stairs, carpeted leading up to landing with display shelving and built in cupboards



Bedroom 1



Double room with window overlooking "The Common". Radiator. Feature fireplace.

Bathroom



Bath with an electric shower over, basin, wc, radiator and expelair. Window and lino flooring.

Outdoor Space



Enclosed yard. Oil tank.

General Information

Offered unfurnished and available on a 12 month Assured Shorthold Tenancy. A holding deposit equivalent to one weeks rent (£178) 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, mains water and sewerage. No mains gas - oil central heating.

Local Authority Scarborough Borough Council

Rates Council Tax Band B

EPC Rating D55

Rental £775 pcm

Deposit £890

Non smokers only, a pet may be considered

Viewing strictly by appointment only, Mulgrave Estate will be following "Viewing Property Safely Guidelines" which includes wearing masks and distancing etc to protect yourself and staff, a Covid -19 questionnaire is required to be completed prior to viewing . 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 and may not be accurate

