

I PADDOCK VIEW
WHITWELL-ON-THE-HILL
YORK
NORTH YORKSHIRE
YO60 7JH



I Paddock View comprises an attractively situated, three-bedroom semi-detached cottage set with the village of Whitwell-on-the-Hill

The accommodation briefly comprises; a central entrance hall with well-proportioned kitchen and dining area and cosy sitting room set off. There are three bedrooms and a family bathroom set to the first floor.

Lawned gardens wrap around the property which benefits from ample off-road parking and single garage.

RENT £925 PCM

ACCOMMODATION COMPRISES

ENTRANCE HALL

1.46m x 4.59m

A light and central entrance hall with kitchen diner and sitting room set off. Under stairs cupboards and cloakroom providing excellent storage space.

KITCHEN DINER

4.57m x 5.17m

A well-proportioned kitchen diner with attractive outlook overlooking the rear garden. Range of fitted wall and base units and benefit of larder cupboard and pantry set off. Range oven with back-boiler providing hot water and side porch leading off the kitchen. Washing machine point and space for free standing oven with hob. Radiator.



CLOAKROOM

1.40m x 0.82m

Ground floor cloakroom with hand wash basin and W.C.

SITTING ROOM

4.11m x 3.63m

Cosy sitting room set off the hallway with large window allowing for lots of light and outlook over the front garden. Open fireplace with tile hearth and timber mantle. Night storage radiator.



FIRST FLOOR:

BEDROOM ONE

4.53m x 3.39m

A large master bedroom benefiting from a fitted cupboards and attractive outlook overlooking the rear garden. Double bedroom. Radiator



BEDROOM TWO

3.95m x 3.83m

Good sized, double bedroom with fitted cupboards and large window overlooking the front garden.



BEDROOM THREE

2.84m x 2.72m

Single bedroom / office space set to the front of the property with benefit of storage cupboard. Radiator.

BATHROOM

2.02m x 1.68m

Matching white, pedestal sink and fitted bath with newly installed electric shower over and shower board surround. Heated towel rail and low flush W.C.



OUTSIDE

The property stands in a good size plot with lawned garden wrapping around the property. Enclosed with mature hedge and offers excellent outside space. Ample off-road parking with hardstanding drive.

Single garage included offering further secure storage space.



GENERAL INFORMATION:

Services: Mains water, electricity and drainage. (Electric radiators and range oven with back boiler for hot water)

Council Tax: Band C

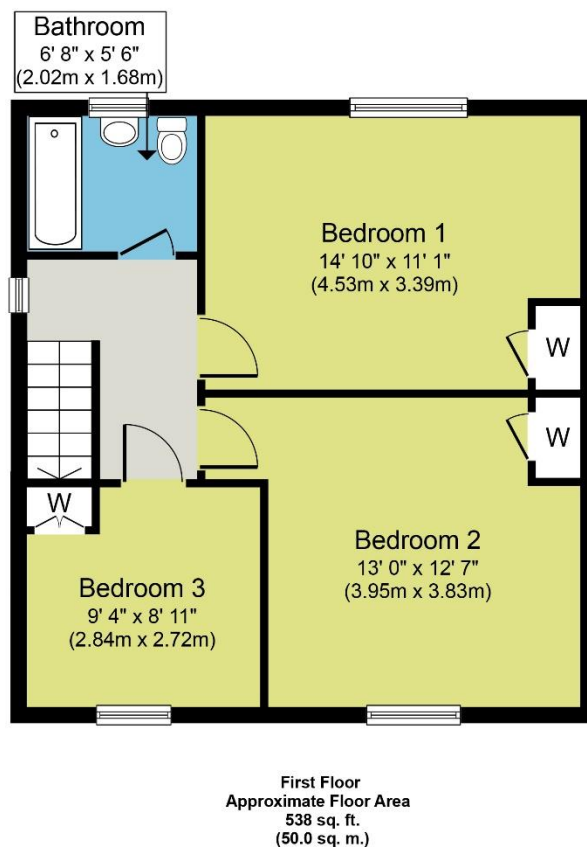
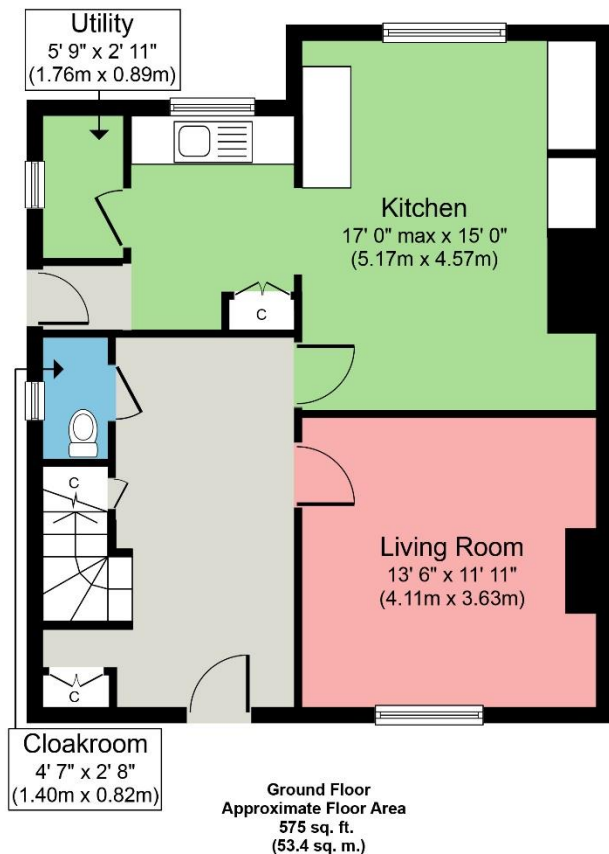
Postcode: YO60 7JH

Tenure: The property is available to let on an Assured Shorthold tenancy for twelve months, renewable by agreement.

Viewing: Strictly by appointment through our agents Malton office.

Sorry: No smokers.

Working professionals / retired preferred.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property