



2 The Orchards

Westow, YO60 7NF

£850 Per Calendar Month



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Beautifully presented three bedroom family home situated in the picturesque village of Westow close to the Howardian Hills an area of outstanding natural beauty, the area offers a community atmosphere in the form of a village hall, church and public house "The Black Smith Arms". Westow is only 3 miles from the A64 making York, Leeds, Malton and Scarborough easily accessible. Offered to the rental market this beautifully presented property consists of; entrance hall, living room, kitchen-dining room and to the first floor three bedrooms and a family bathroom. To the outside there are front and rear gardens, detached garage and a driveway with parking for up to three vehicles. Early viewing is advised not to miss out on this great rental property in a lovely location!

- Well presented three bedroom house to let
- Long term let preferred
- Garage and driveway parking
- Garage and parking
- Modern fitted kitchen
- Early viewing advised

Entrance Hall

Entering the property through a UPVC double glazed front door leading into the hall, with staircase to the first floor, double radiator and understairs cupboard.

Bathroom

2.64m x 1.70m (8'8 x 5'7) - With two UPVC double glazed opaque rear aspect windows. There is a low flush WC, pedestal wash hand basin and panel bath with chrome fitted shower over. Chrome heated towel rail, tiled walls, and extractor fan.

Sitting Room

3.99m x 3.68m (13'1 x 12'1) A lovely well proportioned room with front aspect UPVC double glazed window. There is a cast iron wood burning stove on a stone hearth with timber beam mantle, radiator.

Kitchen/Dining Room

5.77m x 3.33m (18'11 x 10'11) - With a range of

modern white gloss wall and base units with a oak effect work surfaces. Fitted with a 'Lamona' oven and grill and four ring electric hob, extractor hood, integrated 'Lamona' dishwasher, 1 & ½ bowl stainless steel sink and drainer unit with chrome mixer taps, and plumbing for a washing machine. There are UPVC double glazed French doors opening to the rear patio garden and oil-fired 'Firebird Enviromax' combi boiler.

Landing

2.49m x 1.88m (8'2 x 6'2) - Loft hatch and airing cupboard with shelving.

Bedroom One

3.56m x 3.02m (11'8 x 9'11) - With front aspect UPVC double glazed window, radiator and built-in wardrobe.

Bedroom Two

3.02m x 2.90m (9'11 x 9'6) - With rear aspect UPVC double glazed window and built-in wardrobe.

Tel: 07515763622

Bedroom Three

2.67m x 2.64m (8'9 x 8'8) - Front aspect UPVC double glazed window, radiator and built-in over stairs storage cupboard.

Exterior

To the front of the property there is a tarmac driveway leads to the front and side of the property and provides access to the detached garage. There is also an enclosed lawned garden to the front with herbaceous borders and laurel hedgerow. To the rear of the property there is a patio area of stone flags with stone walled raised beds and coal bunker. Oil tank.

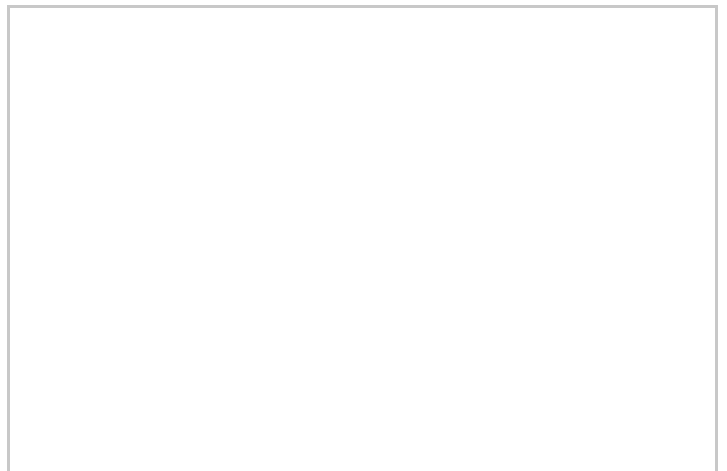
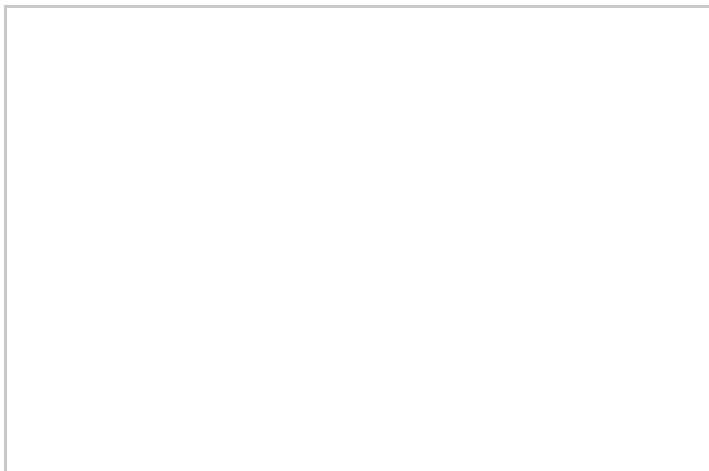
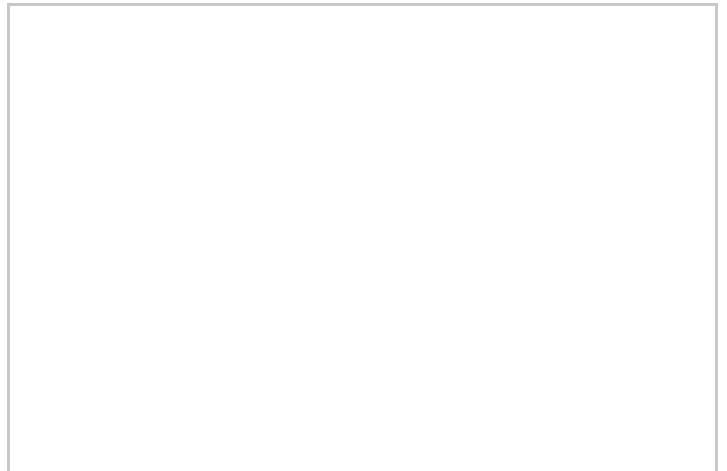
Services

Mains connected to water, drainage, and electricity. Oil-fired central heating.

Council Tax Band B

Detached Garage

5.79m x 3.00m (19' x 9'10) - With up and over door to the front.



Road Map



Hybrid Map



Terrain Map



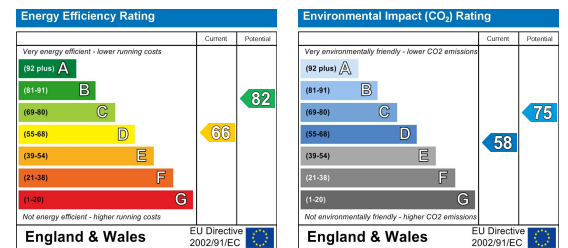
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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