



## Victoria Cottage, 21 The Orchards

Westow, YO60 7NF

£950 Per Calendar Month





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Victoria Cottage is a well presented charming two bedroom cottage located in the sought after village of Westow. The property consists of an entrance hall, sitting room with log burning stove and French doors onto the rear garden, breakfast kitchen and guest cloakroom. To the first floor are two double bedrooms and bathroom. Outside in the garden, you have a lovely rear patio area with small raised beds. To the front there is driveway parking for three vehicles. This is a lovely cottage, situated in the heart of the village and available immediately for rent.

\*\*\* NO SMOKERS\*\*\*

- Beautiful two bedroom cottage
- Large sitting room with log burner and patio door to the garden
- Parking for up to 3 cars
- Kitchen breakfast room
- Two light and airy bedrooms with built in wardrobes
- Available immediately
- Downstairs WC
- Bathroom with separate shower cubicle and bath

## Entrance Hall

Wood double glazed side aspect front door.

## Sitting Room

14'5 x 12'4 (4.39m x 3.76m)

Log burner, inset fire place wooden mantle, front window, UPVC patio doors, radiator and fitted cup board.

## Kitchen

21'11 x 9'4 (6.68m x 2.84m)

Radiator, rear window, range of wall and base units, electric hob and oven with extractor over, 1 1/2 bowl sink and drainer, space for fridge freezer, under stairs cupboard, fitted washing machine and tiled floor.

## Downstairs WC

5'10 x 2'7 (1.78m x 0.79m)

Pedestal basin, WC, radiator and rear window

## Landing

Rear window and electric boiler cupboard.

## Bedroom One

18'8 x 13'10 (5.69m x 4.22m)

Side window, radiator and fitted wardrobe.

## Bedroom Two

11'7 x 6'4 (3.53m x 1.93m)

Front window, radiator, fitted wardrobe and Velux window.

## Bathroom

7'9 x 7'9 (2.36m x 2.36m)

Fully tiled, panel bath, fan extractor, heated ladder towel radiator, WC, vanity sink and power shower.

Tel: 07515763622

## Exterior

To the front there is a parking space and steps into the front of the property. To the rear of the property there is a paved area, fully enclosed, small raised beds, outside storage and outside tap.

## Westow

Westow is a popular village that is 4 miles from the A64 approximately 6 miles out of Malton. In the village there is a pub and close by is Malton, a charming market town with independent stores, and a popular local market. There is a train station offering good commuting links to York and Scarborough. Surrounded by beautiful Yorkshire countryside and a good choice of schools for all ages.



Road Map



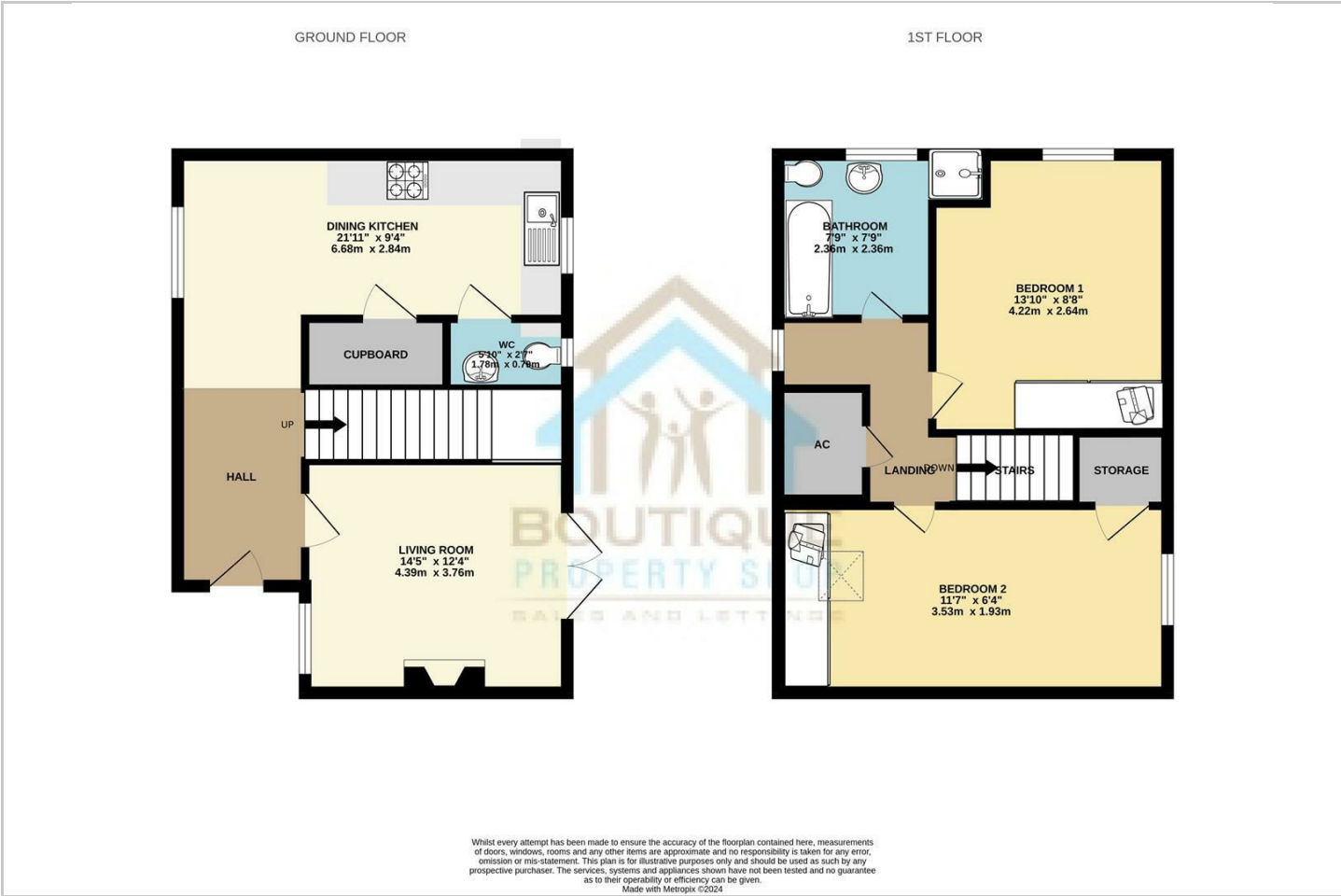
Hybrid Map



Terrain Map



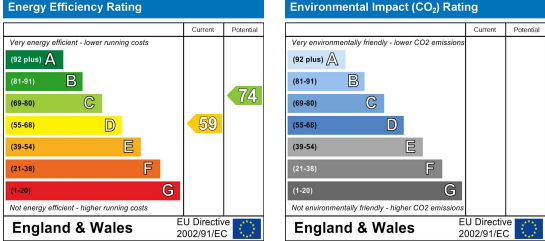
Floor Plan



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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