



## Rosemary Cottage 1D The Orchards

£1,200 PCM

Westow, YO60 7NF



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Rosemary Cottage is nestled in the charming village of Westow, York, this delightful three-bedroom detached cottage offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into the entrance hall with a guest WC. Beyond is a spacious sitting room with dual aspect windows allowing plenty of natural light and a cozy wood burning stove, ideal for relaxation and entertaining. The separate dining room provides an inviting space for family meals and gatherings. The cottage features wood cased double glazed windows throughout. The property boasts a private and enclosed rear garden, which is low maintenance. Additionally, the property includes off-street driveway parking for one vehicle, providing ease and security for your transportation needs. This charming home is perfect for families or individuals seeking a peaceful retreat in a picturesque setting, while still being within easy reach of local amenities and the vibrant city of York. With its inviting spaces and practical features, this cottage is a wonderful opportunity for anyone looking to settle in a lovely part of Yorkshire. Available mid February.

- Detached three bedroom family home to rent
- Entrance hall with downstairs WC
- Low maintenance rear garden
- Available mid February
- Spacious sitting room with log burning stove
- Two good sized main bedrooms with the third bedroom used as an office
- Off street driveway parking for one vehicle
- Separate sitting room
- Large bathroom with shower and separate bath
- Desirable village location

## Entrance Hall

Front aspect double glazed wood frame window, solid wood front door, tiled flooring, stairs and small understairs storage cupboard.

## Guest WC

Low flush WC, pedestal sink with mirror cupboard above, tile floor and under stairs storage cupboard.

## Sitting Room

Dual aspect views with a window to the front aspect and patio doors to the rear, leading to the garden. Log burning stove. Open to:

## Dining Room

Double glazed rear aspect window, wood flooring and electric wall mounted radiator.

## Rear porch Entrance

Front door leading to:

## Kitchen

Range of wall and base units with a marble work top. Electric hob and double oven. Stainless steel inset sink, space for a

washing machine and dryer. Slimline dishwasher in place and space for a freestanding fridge freezer. Tiled flooring and wall mounted electric radiator. Rear stable door leading to the garden and second rear door.

## Landing

Ceiling clothes airer and spotlights.

## Bedroom One

Front aspect double glazed window and wall mounted electric radiator.

## Bedroom Two

Front aspect double glazed window.

## Bedroom Three/Office

Front aspect double glazed window.

## Bathroom

Rear aspect double glazed window, bath with central mixer tap, walk-in shower cubicle with rainfall shower head over, low flush WC and vanity wash basin with mirror above. Extractor fan, airing cupboard housing the water tank, electric heated ladder towel rail and tiled floor. Wall mounted electric fan heater.

## Exterior

At the front of the property is driveway parking for one vehicle and an outside tap. To the rear is a private and enclosed low maintenance garden. Stone flagged patio area, Astro turf and shrubs.

## Services

Mains connected to electric, water and drainage. There is no gas to the property.

## Council Tax Band D

## Location

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



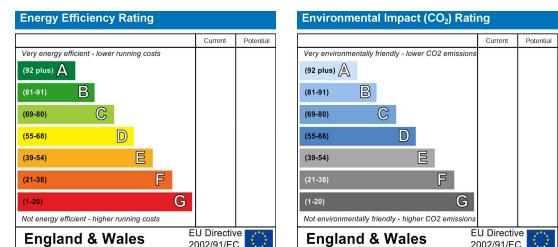
## Floor Plan



## 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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