

HUDSON  
MOODY

# Aislaby Whitby YO21 1SX

**Rent:** £2,000 PCM  
**Deposit:** £2,307  
**Furnishing:** Unfurnished  
**Council Tax Band:** D



- Rural Farmhouse to Let
- Kitchen. Utility/Boiler Room
- Master En-Suite
- Attractive Enclosed Garden
- Panoramic Views

- Three Reception Rooms
- Four First Floor Bedrooms
- Large Attic Room
- Off Street Parking for Four Cars
- Available 5th July



A traditional SEMI-DETACHED FARMHOUSE in a delightful RURAL SETTING with outstanding views and attractive south facing walled garden.

The accommodation within the farmhouse briefly comprises a good sized kitchen, utility/boiler room, two sitting rooms and a further reception room/office to the ground floor, whilst to the first floor there are four bedrooms, master en-suite and the family bathroom and on the second floor is a further good sized bedroom. Externally there is hardstanding parking for 4 cars, electric vehicle charger and a south facing lawn enclosed by traditional dry stone walling overlooking the Esk Valley and North York Moors. In addition there is a gravelled patio, flagged hardstand and various raised vegetable growing beds.

No Smokers, Pets considered.

The property will be available for occupation from 5th July 2023 or sooner if various ongoing works are completed before this date.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	47
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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