



18 High Street
Rillington, Malton, North Yorkshire YO17 8LA
Guide price £299,950


WILLOWGREEN
ESTATE AGENTS

18 High Street is a detached four bedroom property situated on this elevated position overlooking the village beck and within walking distance of the village's amenities.

In brief the property comprises; entrance hallway, dining room, living room, snug/ground floor bedroom, ground floor bathroom, breakfast kitchen and sun room. To the first floor there is a spacious landing, two double bedrooms with en-suites and the third bedroom. Outside, the property has a garage, driveway parking for multiple vehicles and a low maintenance garden to rear.

Rillington is an especially well-served village with a number of amenities including shop and post office, primary school, two pubs, butcher's shop and Doctor's surgery. A regular bus service passes through the village and the A64 provides easy access to the nearby market town of Malton (5 miles), Scarborough and York (18 and 23 miles).

EPC Rating E



ENTRANCE PORCH

UPVC double glazed window facing the side aspect, window facing the rear aspect and tiled flooring.

UPVC double glazed window facing the side aspect, radiator, laminate flooring, built in wardrobe and ceiling fan.

ENTRANCE HALLWAY 6'3" x 20'5" (1.93 x 6.23m)

Window facing the side aspect, radiator, laminate flooring, under stairs cupboard and stairs to the first floor landing.

EN-SUITE 4'7" x 11'3" (1.40m x 3.44m)

Two piece bathroom suite comprising of; low flush WC, wash hand basin with vanity unit, tiled splash back and eaves storage cupboard.

DINING ROOM 11'11" x 12'1" (3.64m x 3.69m)

UPVC double glazed windows facing the front and side aspects, radiator and power points.

BEDROOM TWO 12'4" x 11'11" (3.76m x 3.65m)

UPVC double glazed window facing the side aspect, radiator, laminate flooring and power points.

LIVING ROOM 11'11" x 19'5" (3.65m x 5.94m)

UPVC double glazed window facing the front aspect, solid fuel burner with glass door, radiator, laminate flooring, TV point and power points.

EN-SUITE 4'4" x 11'10" (1.34m x 3.62m)

Two piece bathroom suite comprising of; low flush WC and wash hand basin with vanity unit, tiled splash back and eaves storage cupboard.

KITCHEN 15'8" x 11'4" (4.79m x 3.46m)

UPVC double glazed windows facing the side and rear aspects, range of wall and base units with roll top work surfaces, sink and drainer unit, plumbed for washing machine, plumbed for dishwasher, space for fridge/freezer, space for tumble dryer, electric oven, four ring gas hob, extractor hood, radiator, laminate flooring and power points.

BEDROOM THREE 11'10" x 6'6" (3.61m x 2.00m)

UPVC double glazed window facing the front aspect, radiator, laminate flooring and power points.

OUTSIDE**FRONT GARDEN**

Variety of plants and shrubs, driveway, garage and lawned area.

SUN ROOM 9'2" x 8'9" (2.81m x 2.68m)

Half brick and UPVC double glazed, ceiling fan, radiator, laminate floor and doors leading out onto the garden.

REAR GARDEN

Enclosed garden, patio area, seating area, raised borders, greenhouse and shed.

GROUND FLOOR BATHROOM

9'0" x 7'6" (2.75m x 2.29m)

UPVC double glazed window facing the rear aspect, four piece bathroom suite comprising of; corner bath with mixer taps, wash hand basin with vanity unit, tiled shower cubicle, low flush WC, radiator and tiled floor.

GARAGE

Power and light.

SNUG/BEDROOM FOUR 9'0" x 12'0" (2.75m x 3.67m)

UPVC double glazed windows facing the side and rear aspects, radiator and power points.

PARKING

Driveway parking.

SERVICES

LPF heating and mains drainage.

FIRST FLOOR LANDING

15'5" x 7'3" (4.72m x 2.22m)

UPVC double glazed windows facing the side and rear aspects, radiator, laminate flooring and access to the loft.

TENURE

Freehold

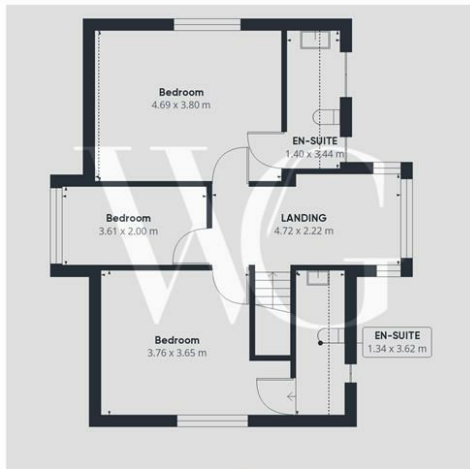
BEDROOM ONE 15'4" x 12'5" (4.69m x 3.80m)**COUNCIL TAX BAND D**







Floor 1



Floor 2

WG

Approximate total area⁽¹⁾
151.89 m²
Reduced headroom
3.51 m²

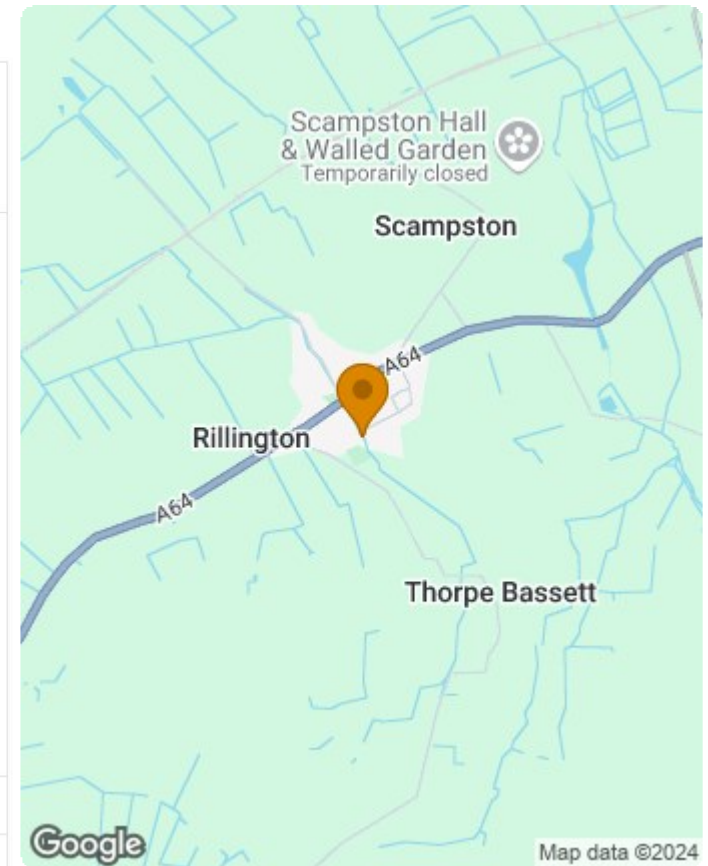
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

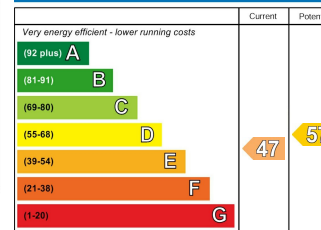
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



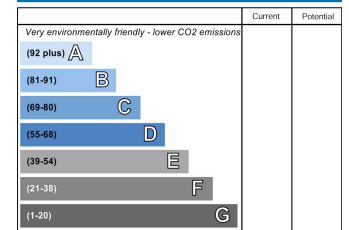
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC



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