



8 Ryton Way, Hilton, DE65 5GY

£1,100 PCM

Nestled in the charming village of Hilton, this delightful detached house on Ryton Way offers a perfect blend of comfort and convenience. Built in 2003, the property spans an inviting 743 square feet, providing ample space for modern living. Three Bedrooms, master with en-suite shower room, lounge/dining room, kitchen and small utility room, d/s cloak room, family bathroom, rear good sized enclosed garden.

EPC rating (C), Council Tax Band: D, Deposit: £1265, and a holding deposit of £250 which contributes towards the first months rent.

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FULL DESCRIPTION

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Entrance Hallway

Having carpet matwell and neutral decor with front aspect part decorative obscure glazed galvanised main entrance door, radiator.

Lounge/Diner

22'8" x 9'10" (6.92 x 3.01)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window, rear aspect upvc double glazed door to bay with side windows, Adam style wooden fireplace with hearth and electric fire, tv and telephone points, two radiators.

Kitchen

9'1" x 10'9" (2.77 x 3.28)



Having ceramic tile effect flooring and neutral decor with two rear aspect upvc double glazed windows, fitted wall and floor units to Beech effect with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer and chrome mixer tap, integrated electric oven with gas hob over and extractor hood, integrated fridge, dishwasher, radiator. Under stairs storage cupboard. Access to roof space.

Utility Room



Having ceramic tile effect flooring and neutral decor with side aspect part obscure upvc double glazed door, fitted floor units to Beech effect with stone effect roll edge worktop and tiled splashbacks, wall mounted Baxi gas boiler.

Guest Cloakroom



Having ceramic tile flooring and neutral decor with side aspect obscure upvc double glazed window, low flush wc, wall mounted wash hand basin with chrome hot and cold taps and tiled splashback, radiator.

Stairs and Landing

Carpeted and neutrally decorated, airing cupboard with hot water cylinder, access to roof space.

Family Bathroom

6'3" x 5'6" (1.92 x 1.69)



Wooden effect vinyl to flooring, part tiled, part painted walls, Obscured uPVC double glazed, white bathroom suite comprises WC, basin with hot and cold taps, bath with hot and cold taps, standard light fitting.

Bedroom One

10'9" x 9'9" (3.3 x 2.99)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, tv point. Dressing area with fitted wardrobes having sliding mirror doors.

En-Suite Shower Room



Having wood effect flooring and neutral decor with front aspect obscure upvc double glazed window, pedestal wash hand basin with chrome hot and cold taps, shower enclosure with plumbed shower, tiled splashbacks, low flush wc, radiator, shaving point.

Bedroom Two

9'8" x 8'7" (2.96 x 2.63)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

Bedroom Three

9'8" x 6'4" (2.96 x 1.95)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobe, radiator, telephone point.

Garage

An integral single garage with metal up and over door, light and power.

Frontage and Driveway

To the front you are greeted by a lawn and pathway leading to the main entrance. There is adequate off road parking for at least one car on the driveway which leads to the garage.

Rear Garden



Accessed via a gate from the front, you will find an enclosed, private garden which has been landscaped to provide a mixture of lawn, decorative borders and decked patio. Small potting shed, cold water tap.

What3Words

///bats.spinners.bunkers

Material Information

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer 03/2021 (Hilton)

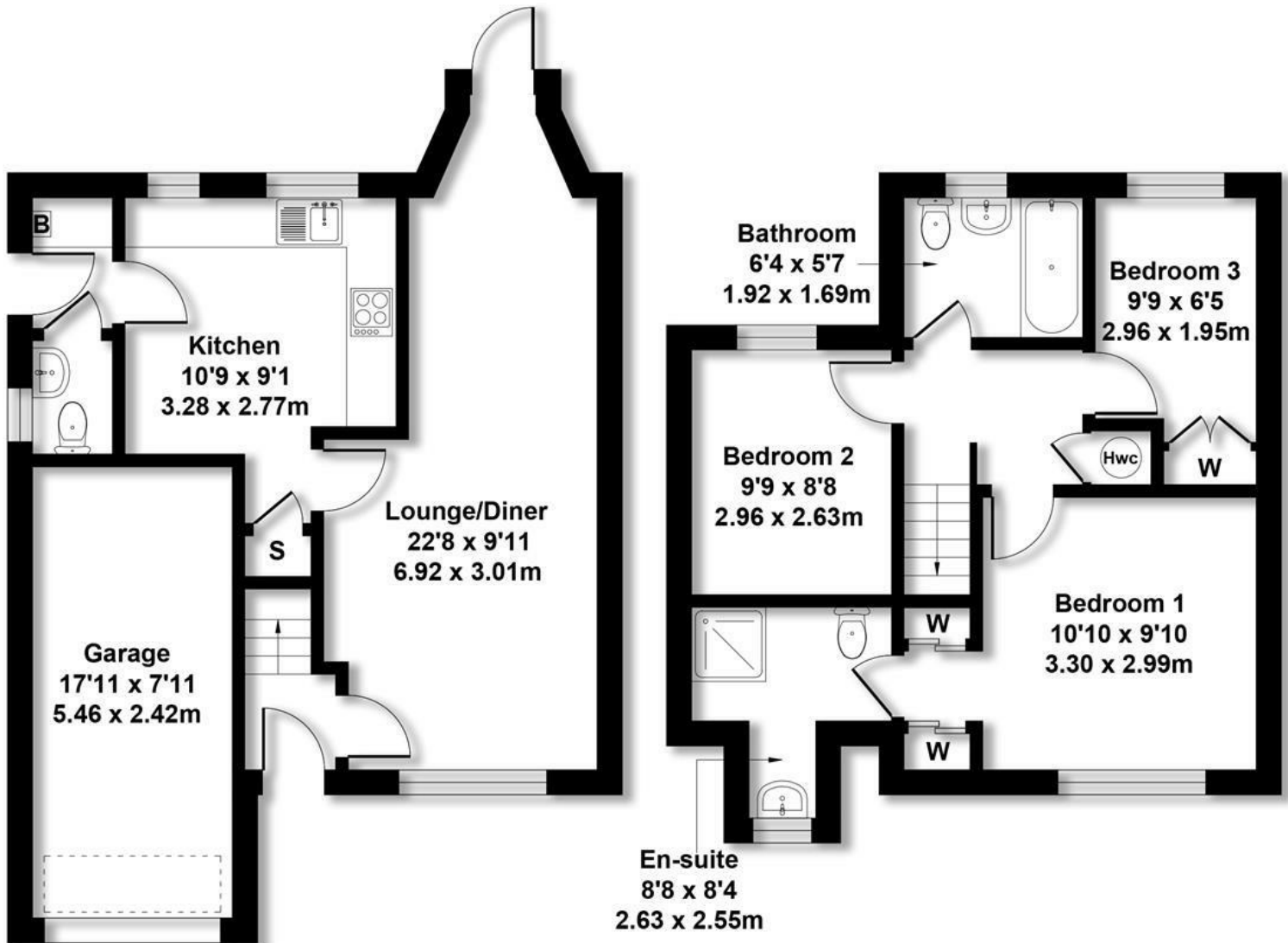
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Approximate Gross Internal Area

1023 sq ft - 95 sq m




Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

SCOFFIELD
STONE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		75	88
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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The Property
Ombudsman

APPROVED CODE
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