

35 WESTGATE RILLINGTON



An immaculately presented semi-detached house offering well-appointed two-bedroom accommodation together with a south-facing garden, driveway parking & garage.

Entrance hall, guest cloakroom, sitting room, conservatory, kitchen diner,
first floor landing, two double bedrooms & shower room.

uPvc double-glazing. Oil-fired central heating.

Easily maintained, south-facing rear garden, driveway parking & single garage.

Located in a convenient & well-served village, just 5 miles from Malton.

GUIDE PRICE £225,000

Constructed in 2007 by reputable local builders, A&D Sturdy, this semi-detached house has been considerably improved by the current owners and offers deceptively spacious and well-appointed accommodation.

The property benefits from oil-fired central heating (new boiler 2019), uPvc double-glazed windows, and updated kitchen and shower room fittings. The accommodation extends to over 940sq.ft and comprises entrance hall, guest cloakroom, sitting room, conservatory, and kitchen diner with comprehensive range of integrated appliances. Upstairs there are two generously proportioned double bedrooms, a smart new shower room and access to a boarded loft space.

Outside there is an enclosed, south-facing garden to the rear which has been designed for ease of maintenance, with gravel areas, evergreen shrubs, perennials, and two flagged patios, one with a wisteria clad pergola. A tarmac driveway leads to a single garage with power and light laid on.

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 respectively).



ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Coving. Telephone point. Thermostat. Casement window to the side. Radiator.

GUEST CLOAKROOM

1.8m x 1.1m (5'11" x 3'7")

White low flush WC and wash basin in vanity unit. Half tiled walls. Extractor fan. Heated towel rail.

SITTING ROOM

4.5m x 3.5m (14'9" x 11'6")

Feature fireplace with electric fire. Coving. Television point. Bi-fold doors opening onto the Conservatory. Radiator.



CONSERVATORY

3.5m x 2.6m (11'6" x 8'6")

Wall light point. Casement windows to three sides. French windows opening onto the rear garden.



KITCHEN DINER

4.5m x 2.9m (14'9" x 9'6")

Updated range of kitchen cabinets by Wren, incorporating a ceramic sink unit, four ring induction hob with extractor hood, electric fan-assisted oven, fridge freezer, dishwasher and washing machine. Recessed spotlights. Television point. Understairs cupboard. Oil-fired central heating boiler (replaced October 2019). Casement window to the front. Radiator.



FIRST FLOOR

LANDING

Loft hatch with pull-down ladder to boarded storage space with electric light.

BEDROOM ONE

4.5m x 3.5m (14'9" x 11'6")

Casement window to the rear. Radiator.



BEDROOM TWO

4.5m x 2.9m (14'9" x 9'6")

Casement window to the front. Radiator.



SHOWER ROOM

2.1m x 2.0m (6'11" x 6'7")

Updated white suite comprising double shower cubicle, wash basin in vanity unit and low flush WC. Tiled floor and walls. Wall light point. Extractor fan. Casement window to the side. Heated towel rail.



OUTSIDE

To the rear of the house is a south-facing garden, enclosed by secure fence boundaries. The garden has been attractively landscaped with ease of maintenance in mind, with gravel and slate areas, stepping stones, a variety of evergreen shrubs, perennials and two flagged patios, one with wisteria clad pergola. In another corner is screened off area for the oil tank and next to that, a greenhouse. A shared driveway leads to a tarmac parking space and single garage.



GARAGE

5.4m x 2.9m (17'9" x 9'6")

Electric light and power. Up and over door to the front. Casement window and personnel door to the side.

GENERAL INFORMATION

Services: Mains water, electricity, and drainage.
Oil fired central heating.

Council Tax: Band: B (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 8LN.

EPC Rating: Current: C72 Potential: B86.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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