

6 PINE TREE AVENUE RILLINGTON



A deceptively spacious bungalow located in a popular part of this well served village, together with block paved driveway, single garage & generous gardens.

Entrance hall, sitting room, dining room/bedroom three, conservatory, two further double bedrooms, shower room & separate wc.

Oil-fired central heating. Upvc double-glazing.

Block paved driveway, detached single garage and good sized yet easily maintained gardens.

Viewing recommended.

No onward chain.

GUIDE PRICE £265,000

This detached bungalow is believed to date from 1974, constructed for the late owners by a well-respected local builder. The property offers surprisingly spacious and well-planned accommodation which extends to over 960sq.ft.

Whilst the bungalow might now benefit from some gentle updating, it offers great potential and is located on a well-regarded road within easy walking distance of village amenities. Windows and doors are uPvc double-glazed, soffits and fascias have been replaced with pvc, and its also worth noting that the oil-fired central heating boiler has been replaced relatively recently.

Externally there are generous garden areas to both the front and rear, which have been landscaped with ease of maintenance in mind. The back garden enjoys a pleasant west-facing aspect and includes a greenhouse and garden shed. A block paved driveway offers ample room to park and leads to a single garage.

Rillington is an especially well-served village with a number of amenities including shop and post office, primary school, two pubs, a 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). Pine Tree Avenue is a conveniently located on the south side of Scarborough Road and Number 6 is clearly identified by our 'For Sale' board.

ACCOMMODATION

ENTRANCE HALL

Coving. Loft hatch. Airing cupboard housing the hot water cylinder with electric immersion heater. Broom cupboard. Radiator.



SITTING ROOM

4.8m x 3.6m (15'9" x 11'10")

Open fire with timber surround, marble insert, hearth and an electric fire within the opening. Coving. Television point. Bow window to the front and casement window to the side. Two radiators.



DINING ROOM / BEDROOM THREE

3.6m x 3.6m (11'10" x 11'10")

Coving. Sliding patio doors onto the Conservatory. Radiator.



CONSERVATORY

3.5m x 2.3m (11'6" x 7'7")

Timber construction with a polycarbonate roof. French doors onto the rear garden.

KITCHEN

3.6m x 3.3m (max) (11'10" x 10'10")

Range of kitchen cabinets incorporating a single drainer sink unit. Electric oven and hob. Recently renewed Firebird oil-fired central heating boiler. Automatic washing machine point. Casement windows to the front and side. Radiator.



BEDROOM ONE

3.6m x 3.6m (11'10" x 11'10")

Coving. Casement window to the rear. Radiator.



BEDROOM TWO

3.6m x 3.0m (max) (11'10" x 9'10")

Coving. Casement window to the side. Radiator.

SHOWER ROOM

1.7m x 1.6m (5'7" x 5'3")

Corner shower cubicle and wash basin. Fully tiled walls. Casement window to the side. Heated towel rail. Radiator.

SEPARATE WC

1.7m x 0.9m (5'7" x 2'11")

Low flush WC. Fully tiled walls. Casement window to the side.

OUTSIDE

Wrought iron gates open onto a wide, block paved driveway leading to a single garage with electric up and over door. The front garden is set behind a low wall and is mostly paved, along with a shrub border. Most of the garden is located to the rear of the bungalow and is of a good size. It is securely enclosed by fence boundaries, and has been landscaped for ease of maintenance, with paved and gravelled areas, shrub borders and a greenhouse and timber garden shed.





SINGLE GARAGE

6.5m x 3.2m (21'4" x 10'6")

Concrete panel construction. Electric up and over door to the front. Personnel door to the side. Electric light and power. Concrete floor.



GENERAL INFORMATION

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

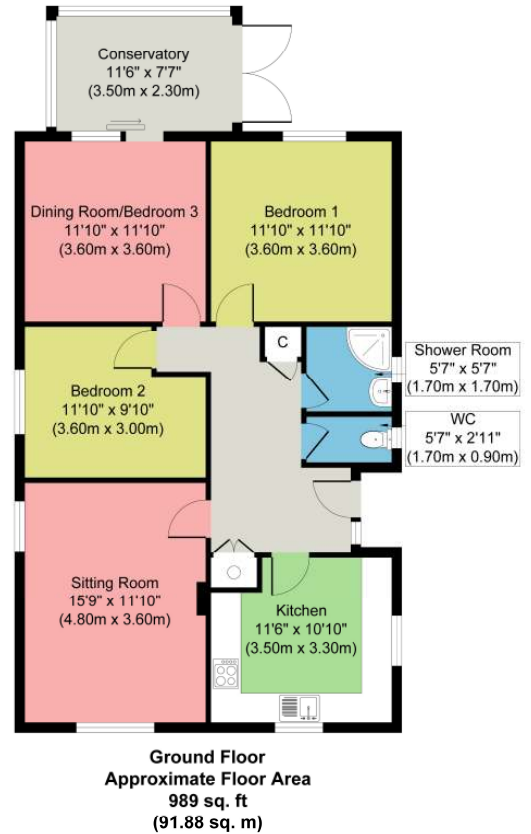
Council Tax: Band: D (North Yorkshire Council).

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

Post Code: YO17 8LX.

EPC Rating: Current: D56. Potential: C78.

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



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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