

52 LOW MOORGATE RILLINGTON



A recently updated, detached period house offering deceptively spacious five-bedroom accommodation of over 2,300sq.ft, including a stunning open-plan kitchen/dining room, together with large gardens & 400sq.ft integral garage.

Entrance hall, sitting room, snug, open-plan kitchen/dining room, mezzanine play room, utility room, guest cloakroom, master bedroom with en-suite bathroom, four further bedrooms (one with en-suite shower room), house bathroom & office.

Oil-fired central heating.

Large gardens, range of brick outhouses & 400sq.ft integral garage.

Nicely located within a well-served village within a short drive of Malton. No onward chain.

GUIDE PRICE £525,000

This detached period property offers a deceptively spacious level of accommodation of more than 2,300sq.ft and occupies a generous plot of almost 0.2 acres within a quiet part of this well-served village, just 5 miles east of Malton.

Within the last six years or so, the current owners have undertaken a significant level of work, and the house now offers hugely appealing and versatile accommodation which includes two reception rooms, a stunning open-plan kitchen/dining room with mezzanine play room, up to five bedrooms and three bath/shower rooms. The house comes with a long and varied history, having started life as a row of smaller properties, including a village shop.

The living accommodation is laid out across three floors, and briefly comprises of a spacious entrance hall, sitting room, snug, 25ft open-plan kitchen/dining room with extensive range of integrated appliances and bi-fold doors onto the garden and stairs leading up to a mezzanine play room or study, a useful utility room and guest cloakroom. To the first floor is a master bedroom with large en-suite bathroom, three further bedrooms (one with en-suite shower room) and a house bathroom. On the top floor is an office, which leads through to a fifth bedroom. There is central heating throughout the house, which is underfloor within the kitchen, utility room and guest cloakroom.

The property benefits from a huge integral garage of more than 400sq.ft, with doors at either end, allowing for access through to the back garden, if required, and a side passage also allows foot access to the rear. The back garden is a great size and is securely enclosed, making it an ideal for anyone with pets or a young family. Much of the garden is laid to lawn, along with a flagged patio area, various shrub borders, raised beds, a greenhouse, range of brick-built outhouses and a mature weeping willow tree.

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). Number 52 is located towards the far end of Low Moorgate and is clearly identified by our 'For Sale' board.



ACCOMMODATION

ENTRANCE HALL

3.8m x 3.6m (12'6" x 11'10")

Feature fireplace with cast iron surround. Staircase to the first floor. Oak flooring. Sash window to the front. Radiator.



SNUG

3.9m x 3.6m (12'10" x 11'10")

Cast iron multi-fuel stove on a tiled hearth with oak beam. Tiled floor. Understairs cupboard. Sliding patio doors to the rear garden.



SITTING ROOM

4.3m x 4.2m (min) (14'1" x 13'9")

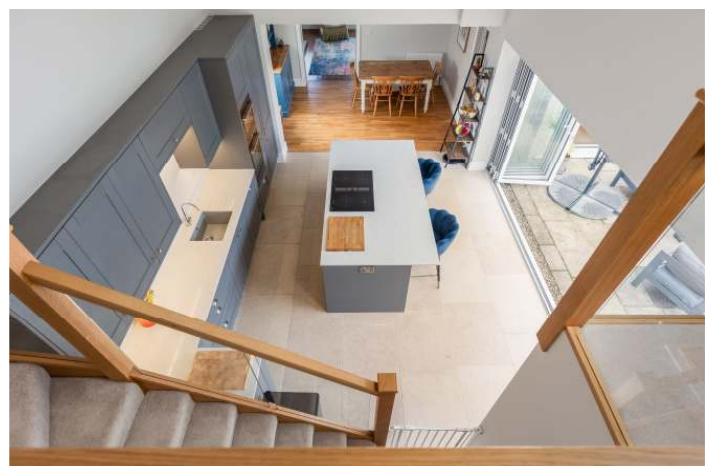
Open fire within an exposed brick chimney breast and a stone hearth. Stripped floorboards. Television point. Telephone point. Wall light point. Casement window and sash window to the front. Radiator.



OPEN-PLAN KITCHEN / DINING ROOM

7.9m x 4.0m (25'11" x 13'9")

Dining area with solid oak flooring, which is open through to a double-height kitchen space with vaulted ceiling, exposed beams, staircase to a mezzanine play room and bi-fold doors onto the garden. Range of kitchen cabinets with quartz work surfaces incorporating a single drainer sink unit, electric double oven, warming drawer, four ring induction hob with extractor fan, dishwasher and fridge freezer. Limestone floor to the Kitchen area with underfloor heating. Casement window to the side. Radiator.



MEZZANINE PLAY ROOM

4.0m x 2.4m (max) (13'1" x 7'10")

Oak and glass balustrade overlooking the Kitchen/Dining Room. Casement window to the side. Radiator.



BEDROOM ONE

4.3m x 4.3m (14'1" x 14'1")

Stripped floorboards. Television point. Sash window to the front. Radiator.



UTILITY ROOM

3.0m x 1.5m (min) (9'10" x 4'11")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Space for a tumble dryer and washing machine. Cupboard housing the oil-fired central heating boiler. Casement window to the side. Limestone floor with underfloor heating.



EN-SUITE BATHROOM / DRESSING ROOM

4.4m x 2.9m (14'5" x 9'6")

White suite comprising bath, walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Loft hatch. Casement windows to the side and rear. Radiator.

BEDROOM TWO

3.5m x 3.2m (11'6" x 10'6")

Casement window to the rear. Radiator.



GUEST CLOAKROOM

2.4m x 0.9m (7'10" x 2'11")

Low flush WC and wash basin. Limestone floor with underfloor heating.

FIRST FLOOR

LANDING

Staircase to the second floor. Radiator.

EN-SUITE SHOWER ROOM

1.9m x 1.1m (6'3" x 3'7")

White suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Heated towel rail.

BEDROOM THREE

4.4m x 3.5m (14'5" x 11'6")

Period fireplace with cast iron insert and timber surround. Television point. Sash window to the front. Radiator.



BEDROOM FOUR

4.4m x 3.5m (max) (14'5" x 11'6")

Built-in bedframe over the stair bulkhead. Television point. Sash window to the front. Radiator.

HOUSE BATHROOM

4.4m x 1.8m (14'5" x 5'11")

White suite comprising bath with shower over, wash basin in vanity unit and low flush WC. Extractor fan. Fitted cupboards with storage for linen and housing a pressurised hot water cylinder. Casement window to the rear. Heated towel rail.



SECOND FLOOR

OFFICE

4.0m x 3.8m (13'1" x 12'6")

Velux roof light to the rear. Access to eaves. Radiator.

BEDROOM FIVE

3.9m x 3.9m (12'10" x 12'10")

Velux roof light to the rear. Television point. Access to eaves. Radiator.



OUTSIDE

Well established gardens lie to the rear of the property, with lawn, paved terrace, shrub borders, raised beds, a greenhouse and a mature weeping willow. They enjoy a good level of privacy and include a range of outhouses.

TANDEM DOUBLE GARAGE 11.4m x 3.5m (37'5" x 11'6")

Electric light and power. Roller shutter door to the front and double doors to the rear, enabling vehicle access into the garden. Casement window and personnel door to the side.

FUEL STORE 5.0m x 3.1m (16'5" x 10'2")

Oil tank. Former bread oven. Outside tap.

OUTSIDE WC 3.1m x 2.1m (10'2" x 6'11")

High flush WC. (dimensions include the passageway and coal store).

WOOD STORE 4.7m x 2.1m (15'5" x 6'11")

Brick floor.

MOWER SHED 4.9m x 2.1m (16'1" x 6'11")

Concrete floor. Double doors.

GENERAL INFORMATION

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

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

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

Post Code: YO17 8JW.

EPC Rating: Current: E39. Potential: D58.

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. 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.

