



The Sidings Low Moor | Rillington, Malton

BoultonCooper





## The Sidings Low Moor Rillington, Malton with land

The Sidings comprises a former railway station house, which has been sympathetically modernised and improved in recent years to create a delightful family home with land. Internally, the property benefits from an entrance porch and hallway, open plan kitchen/family room, dual aspect living room, and utility room on the ground floor. To the first floor is the dual aspect master bedroom with en-suite shower room, and two further double bedrooms each served by the four-piece family bathroom. To the outside, the property is complemented by a double garage incorporating a workshop, off-street parking for several vehicles, a lawned garden area, and an additional paddock extending to 2 acres or thereabouts. Situated outside of the popular residential village of Rillington, which offers a primary school, public house, post office, butchers and fish and chip shop, and is located six miles away from Malton and its extensive shopping and transport facilities.

Viewing essential to appreciate the internal and external space on offer.

**Guide Price £495,000**

### ACCOMMODATION ON THE GROUND FLOOR

#### ENTRANCE PORCH

A brick built entrance porch has a composite door with glazed side and top panels, and side aspect uPVC double glazed windows. Leads to:

#### ENTRANCE HALL

Providing access to the reception rooms, and with turned staircase to the first floor.

#### KITCHEN/DINING /FAMILY ROOM

11.00m x 3.56m (36'1" x 11'8")

Open plan with a range of fitted base and wall mounted units and work surfaces over, 1 & 1/2 bowl sink and drainer, space for a cooker, breakfast bar with seating area and open shelving, and front and side aspect uPVC double glazed windows with views over the garden and paddock.

#### SITTING ROOM

4.52 x 4.14 (14'10" x 13'7")

A dual aspect room with uPVC double glazed windows to the side and rear, and multi-fuel stove set on a stone hearth and brick surround.

#### UTILITY ROOM & WC

With a range of base mounted units and work surfaces over, plumbing for a washing machine, and rear aspect uPVC double glazed window.

#### BOILER ROOM

External access to biomass boiler room.

#### INTEGRAL DOUBLE GARAGE AND WORKSHOP

With double electric roller doors to the front, and uPVC double glazed window and personnel door to the rear, electric power and light.

#### TO THE FIRST FLOOR

#### LANDING

With rear aspect uPVC double glazed window, and storage cupboard.

#### BEDROOM 1

4.52 x 4.06 (14'10" x 13'4")

A dual aspect room with side and rear aspect uPVC double glazed windows, and fitted wardrobes.

#### EN-SUITE

A three piece suite comprising low flush wc, pedestal wash hand basin and corner shower cubicle. Front aspect uPVC double glazed window.

#### BEDROOM 2

4.06 x 3.58 (13'4" x 11'9")

With front aspect uPVC double glazed window.

#### BEDROOM 3

4.06 x 2.57 (13'4" x 8'5")

With front aspect uPVC double glazed window.



## FAMILY BATHROOM

A four piece suite comprising low flush wc, pedestal wash hand basin, corner shower cubicle and panelled bath. Fully tiled walls and floor, and extractor fan.

## OUTSIDE

Approached via a private road, a timber five bar gate leads to a large gravelled area providing off-street parking for several vehicles in front of the double garage. A patio area to the front and side elevation enjoys the south-facing aspect and provides opportunity for al fresco dining with views over the lawned garden beyond. The rear of the property neighbours the Malton to Scarborough railway line. A grass paddock adjoining the property, is bordered by a combination of established hedges and post and rail fencing, extends to approximately 2 acres.

## WAYLEAVES AND EASEMENTS

There are electricity poles and wires crossing the land. The property is sold including all Wayleaves & Easements whether mentioned in these particulars or not.

## SERVICES

We understand that the property is connected to mains electricity and water, with sewerage treatment plant. Central heating is provided by a biomass boiler. The services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

We understand the paddock benefits from water and electric.

## TENURE

We understand to be freehold with vacant possession upon completion.

## VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

## DIRECTIONS

Proceed out of the village of Rillington along Low Moorgate Lane for approximately ¼ mile and before the level crossing, turn right onto a private tarmacadam road and 'The Sidings' is situated on the left hand side, identified by our Boulton & Cooper Stephensons 'For Sale' board.

## COUNCIL TAX BAND

We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

## ENERGY PERFORMANCE RATING

Assessed in Band E. The full EPC can be viewed at our Malton Office.





**VIEWING**


Strictly by appointment with the Agents.

**COUNCIL TAX BAND**

D

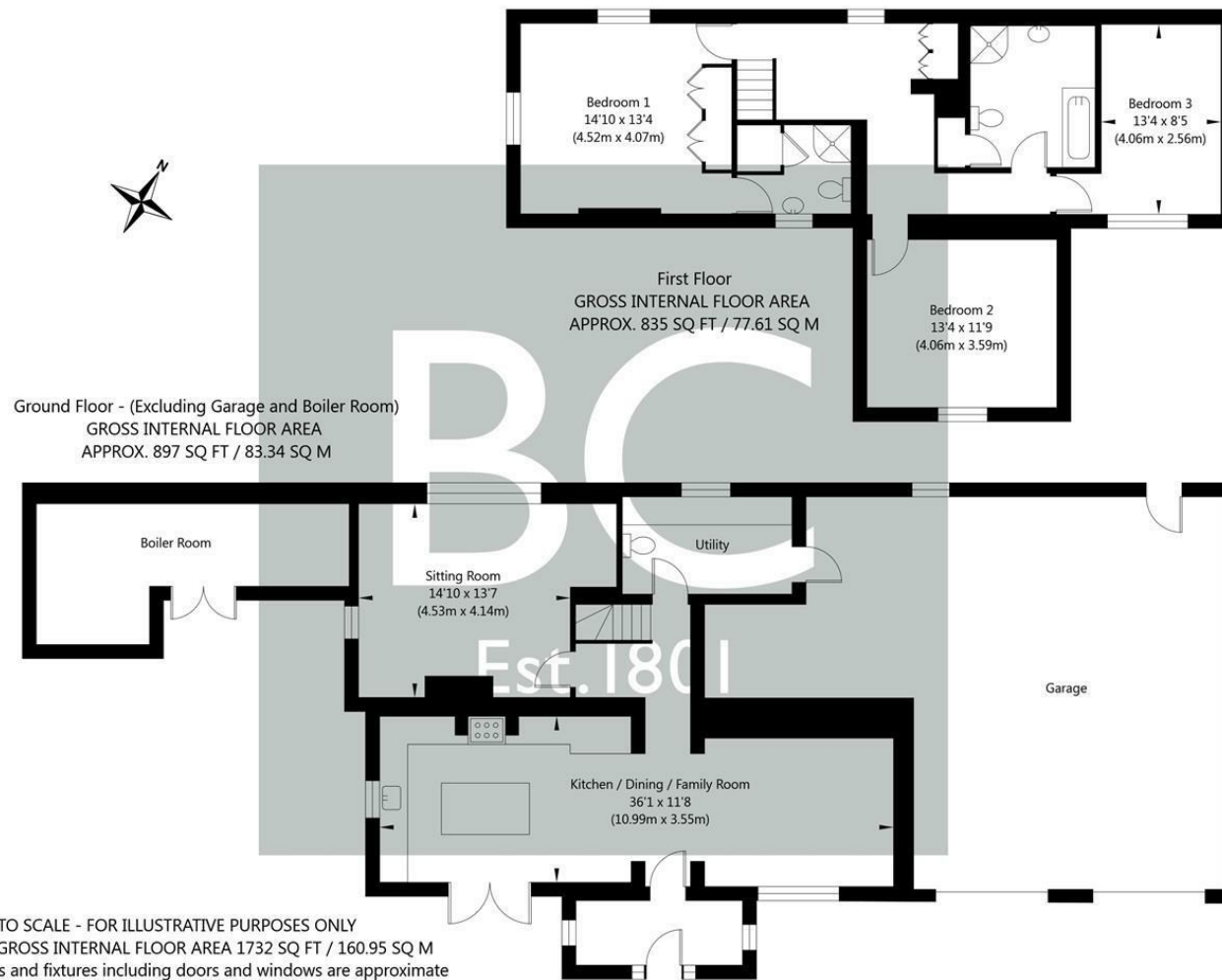
**ENERGY PERFORMANCE RATING**

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>49</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



# The Sidings Low Moor | Rillington, Malton



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1732 SQ FT / 160.95 SQ M  
All Measurements and fixtures including doors and windows are approximate  
and should be independently verified.  
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## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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