



25 Westgate | Rillington, Malton

A deceptively spacious four bedroom semi detached property, with the benefit of off-street parking, and south-facing gardens. Situated in the well-served village of Rillington within walking distance of local amenities including primary school, public house, village store and post office, doctors surgery, hair salon, butcher shop, fish and chip shop, and village hall.

- A well-proportioned semi-detached family home extending internally to over 1,800 sq.ft. of accommodation
- Four bedrooms, one with en-suite, and house bathroom
- Within walking distance of local amenities
- Open plan kitchen/living room, dining room, study and garden room, cloakroom
- Off-street parking, and substantial lawned gardens to the rear
- Easy access to the A64 for commuting, and within 5 miles of Malton and its extensive amenities



Guide Price £394,950

25 Westgate | Rillington, Malton



ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

DINING ROOM

13' x 11' (3.96m x 3.35m)

Front aspect uPVC double glazed window, open fireplace on stone hearth, surround and timber mantelpiece, double radiator.

STUDY

17'3" x 12'1" (5.26m x 3.68m)

Front aspect uPVC double glazed bay window, electric storage heater, with Cloakroom off comprising low flush wc and wash hand basin, plumbing for washing machine and rear aspect timber window.

OPEN PLAN KITCHEN/LIVING ROOM

19'3" x 17'4" (5.87m x 5.28m)

Dual aspect with uPVC double glazed windows to the rear and side, range of fitted base and wall mounted units, breakfast bar, stainless steel sink and drainer, built-in oven, 4 ring ceramic hob with extractor fan over, plumbing for dishwasher, inset cast iron wood burning stove, tiled floor, beam ceiling, 2 no. double radiators. Staircase to first floor.

INNER HALL

Velux roof light.

UTILITY ROOM

12'5" x 8'10" (3.78m x 2.69m)

Side aspect with uPVC double glazed window and uPVC door, LPG boiler, loft hatch.

GARDEN ROOM

12'6" x 8'10" (3.81m x 2.69m)

Side aspect uPVC double glazed sliding door, loft hatch.

CLOAKROOM/STORE 1

Comprising plumbing for wc and wash hand basin, external access only.

STORE 2

10'7" x 9'8" (3.23m x 2.95m)

Side aspect uPVC double glazed window and timber door.

TO THE FIRST FLOOR

LANDING

BEDROOM 1

17'4" x 11'10" (5.28m x 3.61m)

Front aspect uPVC triple glazed windows, double radiator.

BEDROOM 2

10'4" x 10'3" (3.15m x 3.12m)

Side aspect uPVC double glazed window, double radiator.

BEDROOM 3

9'3" x 8'3" (2.82m x 2.51m)

Rear aspect uPVC double glazed window, single radiator.



FAMILY BATHROOM

Rear aspect uPVC double glazed window, three piece suite comprising panelled bath with electric shower over, low flush wc and pedestal wash hand basin, part tiled walls, extractor fan.

DRESSING/STUDY AREA

Velux roof light, leading to:

BEDROOM 4

12'11" x 12'1" (3.94m x 3.68m)

Front aspect uPVC triple glazed window and Velux roof light, electric storage heater.

EN-SUITE SHOWER ROOM

Three piece suite comprising corner shower cubicle with electric shower, low flush wc and pedestal wash hand basin, electric towel rail, part tiled walls, Velux roof light.

OUTSIDE

The property benefits from a private driveway to side with off-street parking for 2 vehicles, together with additional parking space to the rear via a shared driveway, access to study to the rear via a passageway. To the rear, there are substantial gardens comprising patio area with lawned gardens, various fruit trees and vegetable plot beyond.

SERVICES

We understand that the property is connected to mains electricity, water and drainage. LPG central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession upon completion.

VIEWING

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

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 G. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.



25 Westgate | Rillington, Malton

25 Westgate, Rillington, YO17 8LN



VIEWING

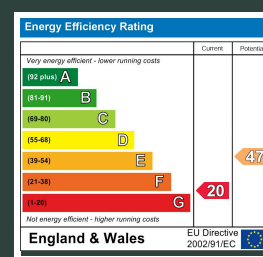
Strictly by appointment with the Agent.

COUNCIL TAX BAND

D

ENERGY PERFORMANCE RATING

G



St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk

boultoncooper.co.uk



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.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801