

ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747 Fax: 08718 130592



THE WHITE COTTAGE, 22 SLEDGATE, RILLINGTON, MALTON, YO17 8JR

A4 Bedroom Detached House with Double Garage and Exceptional Garden

Entrance Hall
Dining Room
Sitting Room
Cloakroom
Breakfast Kitchen

Pantry
Porch
4 Bedrooms
House Bathroom
En suite Bathroom

Double Garage
Office/treatment room
Oil Fired Heating
Double Glazing
Large Garden

PRICE GUIDE £395,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800
Email@rounthwaite-woodhead.co.uk

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Description

The White Cottage comprises a spacious 4 bedroom detached house with an exceptional garden (the plot depth is approximately 150 yards). Sledgate is a quiet location off Low Moorgate and is a no through road. The property provides 2 reception rooms and a breakfast kitchen with spacious pantry. There are 4 bedrooms at first floor level and 2 bathrooms, one en suite. Outside there is parking to the front and a double garage; to the rear a former outbuilding has been converted useful home office/treatment room 14' x 8'2".

The rear the garden is quite impressive with spacious lawned areas flanked by high hedging and herbaceous borders beyond which there is a productive vegetable plot and a wild garden adjoining open fields.

Rillington is a popular and desirable village some 5 miles east of Malton. The village has the benefit of a Primary School 2 Public Houses a village shop and Butcher. The A64 provides quick road access east and west to the motorway network. Malton offers an excellent variety of amenities including secondary schooling a Railway Station with links to the intercity service at York. As well as gaining regional acclaim for the food festivals and markets there are supermarkets and a variety of independent shops and numerous sports clubs.

General Information

Services: Mains water and electricity. Connection to mains drainage. Oil Fired Heating.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents:

Messrs Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747

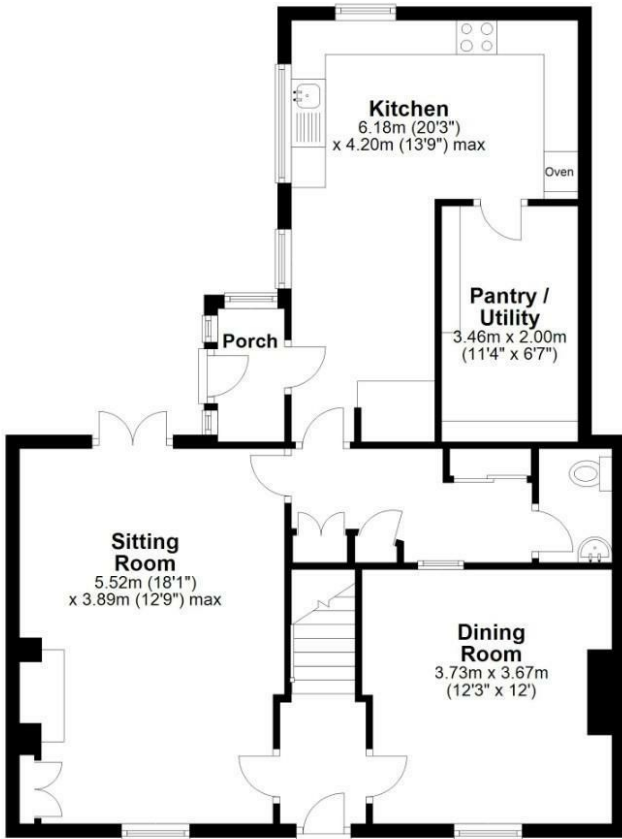
Council Tax: We are informed that the property lies in Band E.



Accommodation

Ground Floor

Approx. 76.5 sq. metres (823.7 sq. feet)



First Floor

Approx. 74.3 sq. metres (799.5 sq. feet)



Total area: approx. 150.8 sq. metres (1623.3 sq. feet)

22 Sledgate, Rillington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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