



**MARK  
STEPHENSONS**  
ESTATE & LETTING AGENTS

**10 Malton Road,  
Rillington, Malton, YO17  
8LS**

**£315,000**

- 1930'S DETACHED BUNGALOW
- GENEROUS EXTENSION
- THREE BEDROOMS
- MODERN OIL BOILER

1930's DETACHED BUNGALOW WITH SIGNIFICANT EXTENSION STANDING IN WELL ESTABLISHED GENEROUS GARDENS ENJOYING FAR REACHING OPEN VIEWS. THREE BEDROOMS, LOUNGE WITH WOOD BURNER, EXTRA LARGE LIVING/DINING/KITCHEN, UTILITY, CLOAKS WC, MODERN OIL BOILER, EASY PARKING, CARPORT AND DETACHED GARAGE.





#### DIRECTIONS

Rillington is a popular and well served village lying some 4 miles to the east of Malton. The village benefits from a primary school, local shopping facilities, a good butchers and two public houses. The A64 provides excellent road links both east and west and the property is best found by heading out of Malton eastbound along the A64 into the village of Rillington. No. 10 can be clearly identified by our board.

#### COUNCIL TAX

Band D - £1999.84 per annum

#### SERVICES

Mains electric and water. Oil central heating.

#### VESTIBULE

Door into; -

#### HALLWAY

Radiator. Loft hatch.

#### FIRST BEDROOM

14' 4" x 13' 0" (4.37m x 3.96m)  
Front bay window. Radiator.

#### SECOND BEDROOM

13' 0" x 12' 0" (3.96m x 3.66m)  
Rear Window. Radiator.



### THIRD BEDROOM

13' 0" x 11' 6" (3.96m x 3.51m)  
Rear window. Radiator.

### BATHROOM

Coloured suite and shower cubicle. Radiator. Rear window.

### LOUNGE

13' 0" x 13' 0" (3.96m x 3.96m)  
Wood burning stove with front bay window. Radiator. Door into;-

### KITCHEN/LIVING/DINING ROOM

24' 0" x 14' 0" (7.32m x 4.27m)  
Superb room with front bay window. Well fitted units with built in electric oven/hob and fridge freezer. Two radiators.

### UTILITY ROOM

5' 4" x 4' 2" (1.63m x 1.27m)  
Sink and cupboards. Side door leading to outside. Rear door into;-

### WC

W/C. Rear window and modern oil central heating boiler.

### CONSERVATORY

10' 0" x 7' 1" (3.05m x 2.16m)  
Double doors leading into; -

### FRONT

Generous tarmac drive with parking/turning area, extending down into car port with gates into the rear plot.

### GARAGE

20' 0" x 11' 6" (6.1m x 3.51m)  
Generous detached garage with power & light. Side door. Rear window.

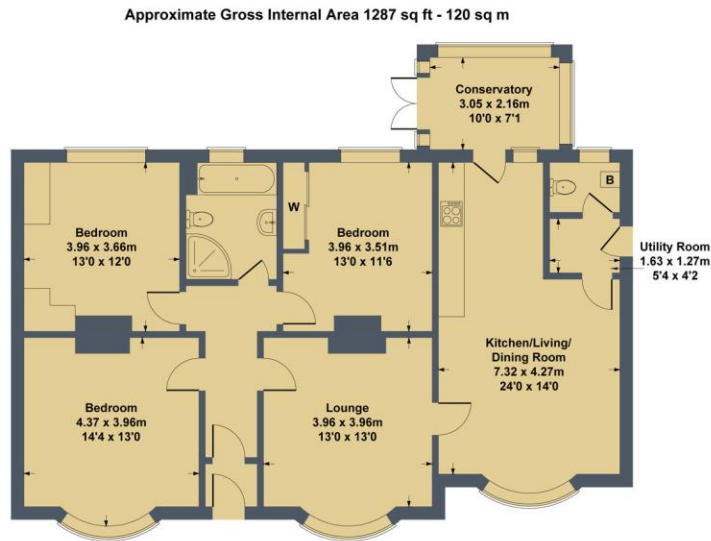
### GARDEN

Delightful rear garden of generous size with established lawn and beds. Flagged patio area. Path and gated from the right hand side.



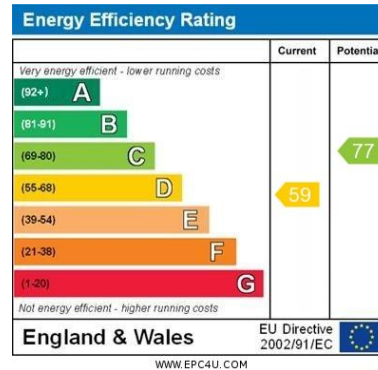
## 10 Malton Road, Rillington, Malton, YO17 8LS

Approx. gross internal floor area: 1243 Sq. Ft / 115 Sq. M.



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

### Floorplan

Every attempt has been made to ensure accuracy however, measurements are approximate, and for illustrative purposes only. Not to scale.