

Mark Stephenson's

ESTATE & LETTING AGENTS



1 Sledgate, Rillington, YO17 8JP

£195,000

- ****No Onward Chain****
- Courtyard Garden
- 3 Bedrooms
- Perfect for Investors/First Time Buyers
- Generous Size Lounge
- Popular Village

1 Sledgate, Rillington YO17 8JP

1 Sledgate is a 3 Bedroom end terraced property offered with no onward chain. The property comprises; generous size lounge, kitchen, 3 bedrooms and family bathroom, outside there is a courtyard garden and on street parking.

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, pub. The A64 provides excellent road links both east and west.



Council Tax Band: B



General information

Rillington is an especially well-served village with a number of amenities including shop and post office, primary school, two pubs, a 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). Heading into the village from Malton turn left at the lights onto Low Moorgate and first left onto Sledgate. Number 1 is the first cottage on the left side.

Services

Mains supply of water, drainage and electricity. Central heating is oil fired, the boiler is in the kitchen and the tank in the rear shed/outbuilding. There is no mains gas in the village of Rillington.

Hallway

Main front entrance door, radiator.

Lounge

Double aspect from windows both to the front and side elevations. Open fire in stone surround, radiator.

Dining kitchen

Range of fitted base and wall level units with oak fronts and granite worktops, integrated cooker, hob and hood, fridge, freezer and dishwasher. Floor standing oil fired central heating boiler. Stairs to the first floor with cupboard under. Rear window, radiator. Door into a rear porch area which has both a uPVC door and windows and leads into the rear of the cottage.

Landing

Hatch with ladder to a boarded loft space allowing excellent storage space.

Bedroom 1

Front window, radiator.

Bedroom 2

Rear window, radiator.

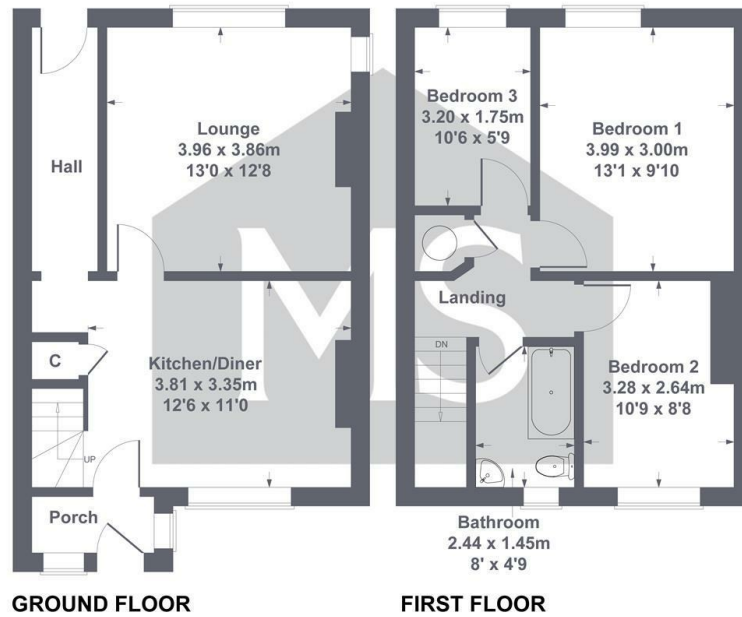
Bathroom

Three piece white suite, over bath electric shower, heated towel rail and radiator.

Outside

There is an attractive flagged patio style garden at the rear in walled surrounds and generous storage shed where the oil tank is located. A path from the side of the terrace continues round the back of the house between the cottage itself and the patio area and gives access to two further cottages (3 & 5) in the row.

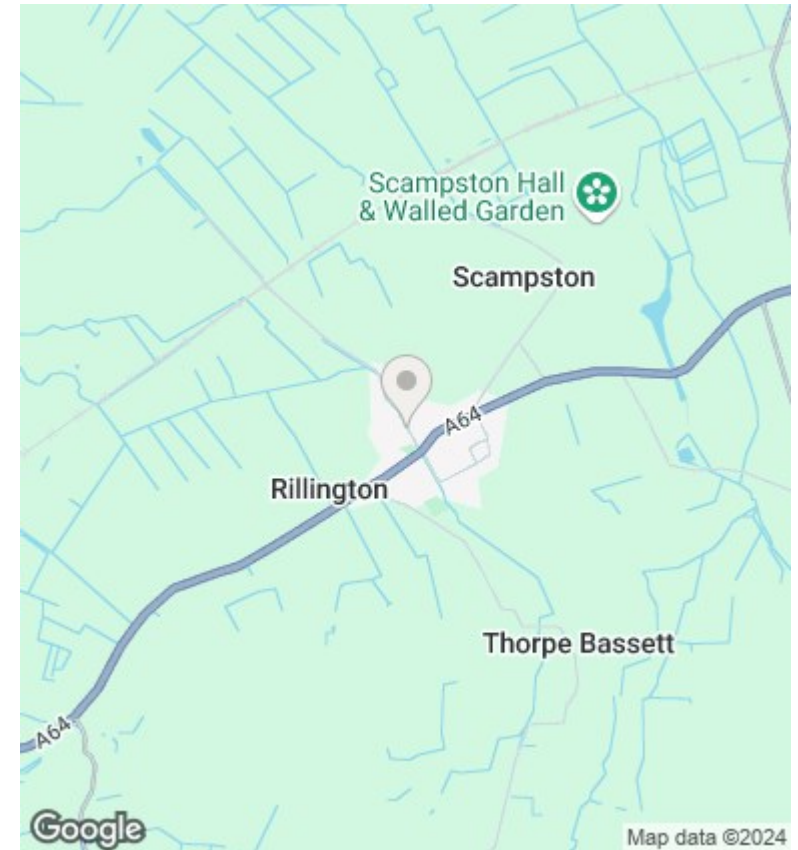
Approximate Gross Internal Area 856 sq ft - 80 sq m



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. 2024



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	