

Mark Stephenson's

ESTATE & LETTING AGENTS



4 Buckton Close, Rillington, YO17 8FB

£399,950

- Immaculate 4 bed detached family home
- Lots of driveway parking available
- Generous dining size fitted kitchen
- Lovely sun room/conservatory
- Ground floor WC & utility room
- Well established rear garden plot
- Popular village with amenities
- Double glazing & LPG c/heating
- En-suite and family bathroom

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An immaculately presented and well-proportioned four bedroom detached home, with the benefit of an integral garage, extra large frontage parking/driveway forming part of this small scale development. 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, the property also benefits from proximity to rural walks around the nearby Scampston Hall and estate parkland. In all an excellent family home of good proportions in this ever popular village location.



Council Tax Band: E



General information

Rillington is a well-served village approximately four miles east of Malton. The village benefits from a popular primary school, shop and post office, two public houses, butchers shop and a doctor's surgery. The nearby towns of Malton and Norton offer secondary schooling and a comprehensive range of local amenities. The A64 offers excellent links to the surrounding area including Scarborough, York and Leeds.

Services

LPG Gas central heating, Mains Water, Mains Drainage, Mains Electric.

Entrance Hall

With main front entrance door, stairs to the first floor.

Sitting Room

Bay Window to Front aspect, Radiator.

Downstairs WC

Toilet with Sink basin, Radiator.

Kitchen/Diner

Wall and Base Units with wooden worktops, Integrated Fridge/Freezer, Integrated Dishwasher, Electric Ove,/Hob with Extractor Hood, Window to rear aspect, Radiator.

Utility Room

Door to side aspect, Wall and Base Units, Plumbing for white goods, Boiler.

Sun Room/conservatory

2X Window, Door leading to Garden.

First Floor Landing

Bedroom 1

Window to Front aspect, Fitted wardrobes, cupboards above bed, Radiator.

En-Suite

2 Piece Suite with tiled Shower cubicle, Extractor fan.

Bedroom 2

Window to rear aspect, Radiator.

Bedroom 3

Window to Front aspect, Radiator.

Bedroom 4

Window to Front aspect, Radiator.

Family Bathroom

Window, 3 Piece Suite with shower above bath, Heated Towel Rail, Extractor Fan.

Outside (front)

Excellent frontage which is somewhat larger than usual allowing a generous amount of parking on the tarmac drive. Access leads into garage, path and gate into the rear garden.

Integral garage

Approx 18 ft 6 X 9ft 9

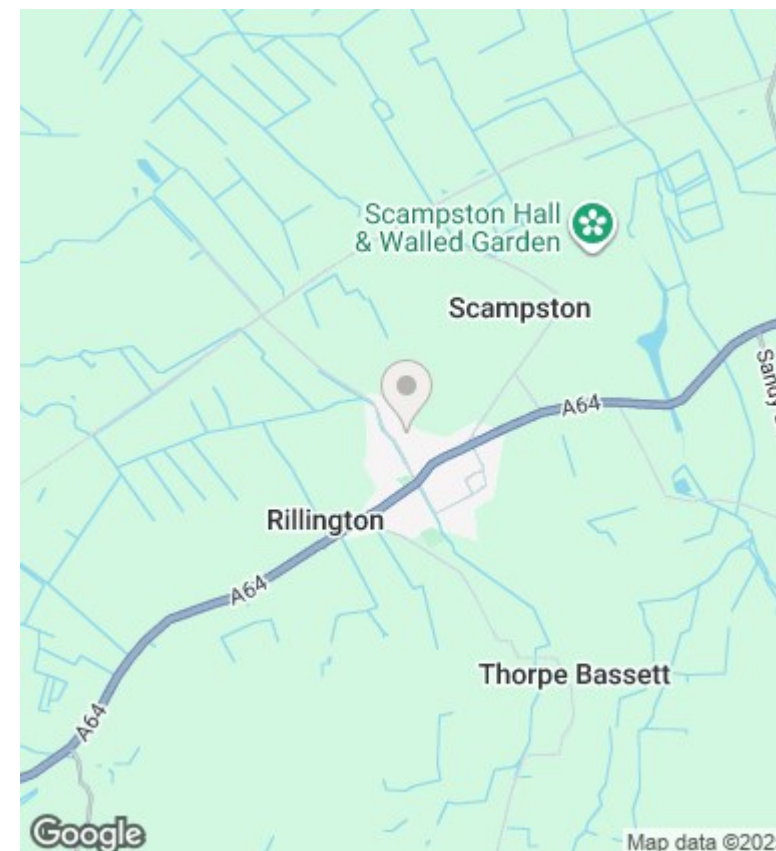
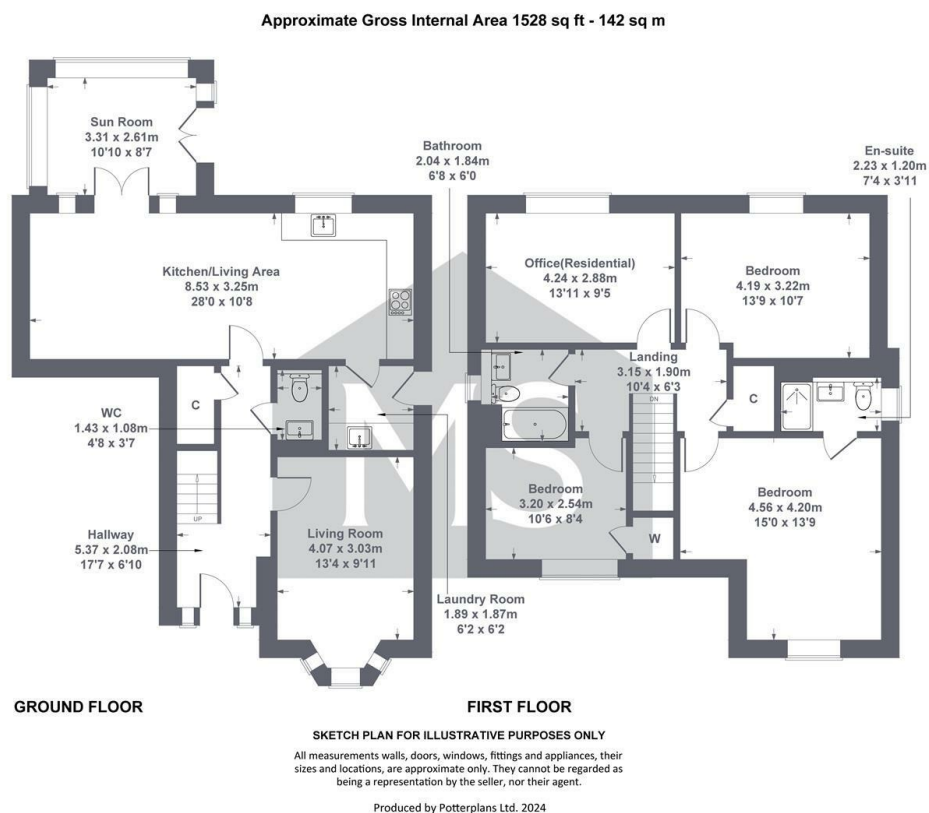
With up and over door to the front, electric power and light.

Rear garden

A nicely established lawned garden plot with raised beds sat within fenced boundaries.







Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC