

# Mark Stephensons

ESTATE & LETTING AGENTS



## 1 St Andrews Court, Rillington, Malton, YO17 8LG

£225,000

- Detached good sized bungalow
- Generous main reception room
- Nicely fitted breakfast kitchen
- Built by A&D Sturdy of Rillington
- Oil fired central heating system
- Popular village east of Malton
- Driveway and single size garage

# 1 St Andrews Court, Rillington YO17 8LG

Detached bungalow in this nicely established cul-de-sac of individual detached homes by highly regarded local builders A&D Sturdy. Generous main reception room, two double bedrooms, breakfast kitchen and bathroom. Corner plot gardens allowing for ease of maintenance. Driveway and single size garage. Oil fired central heating & uPVC double glazing.



Council Tax Band: C



#### General info/location

Rillington is a charming unspoilt village with a thriving community spirit and benefits from two excellent public houses, a church, local butchers, fish and chip shop, post office and store. There is a village hall hosting yoga and a table tennis club. Scampston Hall and walled garden is under one and a half miles away and Woldies Lavender and nature farm is just over two miles away.

#### Services

Mains water, drainage and electricity.

Oil fired central heating system from a modern replacement boiler in the kitchen.

Mains gas is not in the village.

#### Entrance hallway

Half glazed front door, radiator, cupboard.

#### Living room

Generous size main reception room enjoying double aspects from front and side windows, radiator and fitted electric fire.

#### Kitchen

Double glazed rear and side aspect windows, range of base and wall units, ceramic hob with extractor hood over, electric oven, plumbing for both dishwasher and washing machine, tiled floor and radiator.

#### Bedroom 1

Double glazed front aspect window, fitted wardrobes and radiator.

#### Bedroom 2

Double glazed rear aspect window, fitted wardrobes and radiator.

#### Bathroom

Double glazed rear aspect window, modern white suite comprising of panel bath with electric shower over, pedestal wash hand basin, low level WC, half tiled walls, tiled floor and radiator.

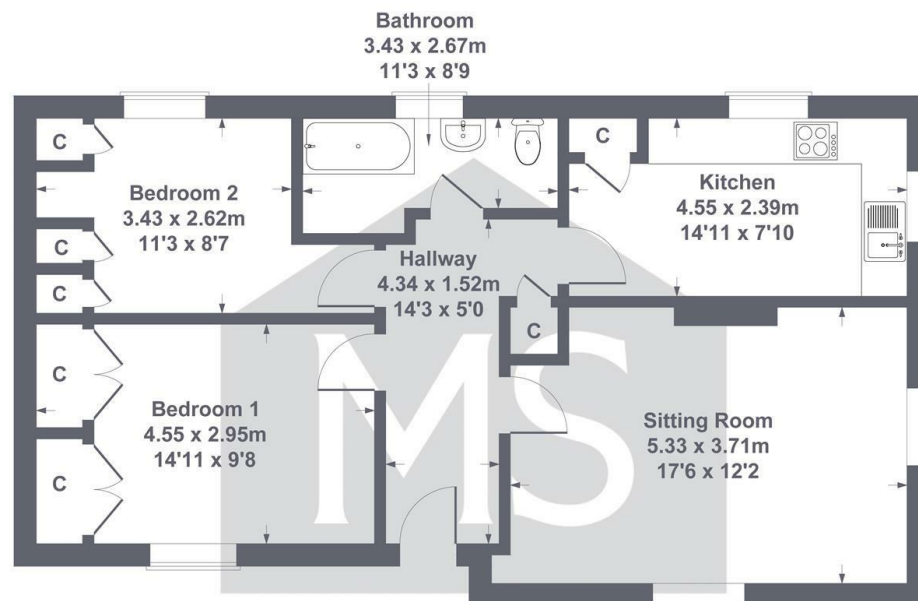
#### Outside/gardens

The property is approached by a block paved driveway leading to the garage. To the rear the garden is enclosed and private, lawned and has flower borders, paved sun terrace area and side access to the driveway.

#### Garage

Up and over door, power and light connected.

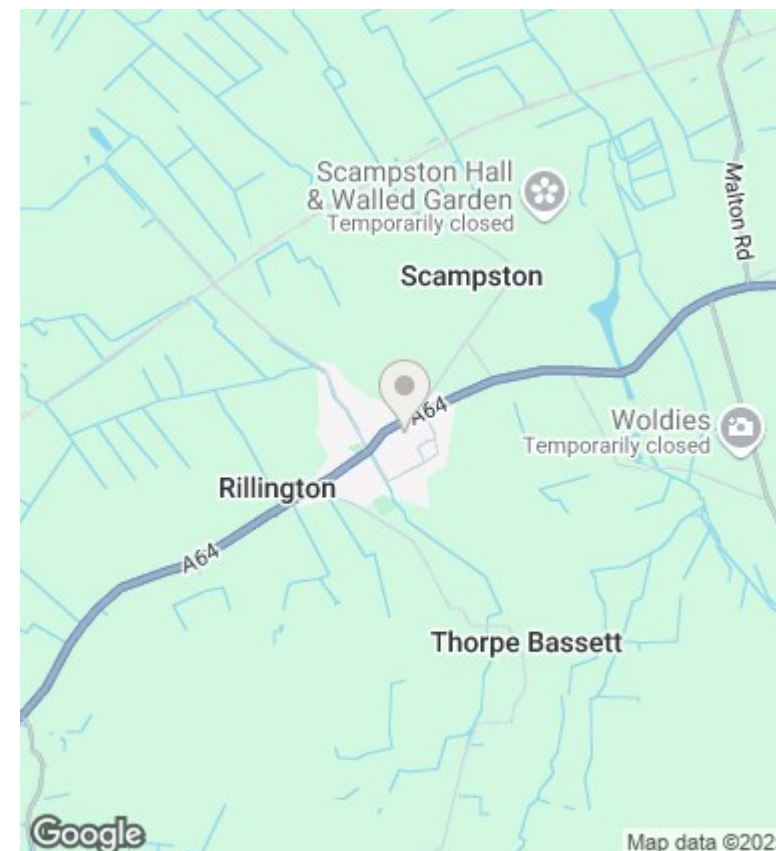
**Approximate Gross Internal Area 752 sq ft - 70 sq m**



**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. 2023



## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC