

# Rounthwaite **R&W** Woodhead

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

## 10 BUCKTON CLOSE, RILLINGTON, MALTON, YO17 8FB



- Immaculately presented and significantly improved four-bedroom contemporary home
- Spacious dining kitchen with integrated appliances and separate utility
  - Master Bedroom with dressing area and en-suite
  - Built in 2019 with NHBC warranty remaining
- Generous corner plot backing onto open fields
- Versatile living space including study and impressive orangery
- Beautifully landscaped garden with driveway parking and converted double garage/games room

**PRICE GUIDE £625,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

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## Description

An immaculately presented and significantly improved four-bedroom contemporary home, offering spacious and versatile accommodation, situated within the popular and well-served village of Rillington. The property occupies a prime position on this small development, with a generous corner plot backing onto the adjoining open fields.

The accommodation is accessed via a welcoming and spacious entrance hall leading to a large, well-equipped dining kitchen with a range of integrated appliances and separate utility room. To the front of the property is a comfortable sitting room, with a cloakroom also accessed from the hallway. To the rear is a spacious study which flows into an impressive orangery with doors opening onto patio and garden.

To the first floor are four well-proportioned bedrooms, including an impressive principal suite with dressing area and a large en-suite shower room. Bedrooms are all fitted with bespoke fitted wardrobes.

Outside, the property enjoys a private and beautifully landscaped garden with a paved patio for sitting out, complemented by a variety of mature shrubs and trees. There is ample driveway parking and a double garage which has been converted into a games room offering potential for a variety of uses with double doors opening onto the garden.

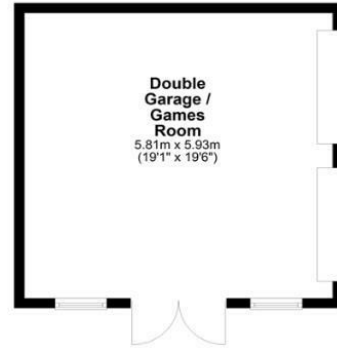
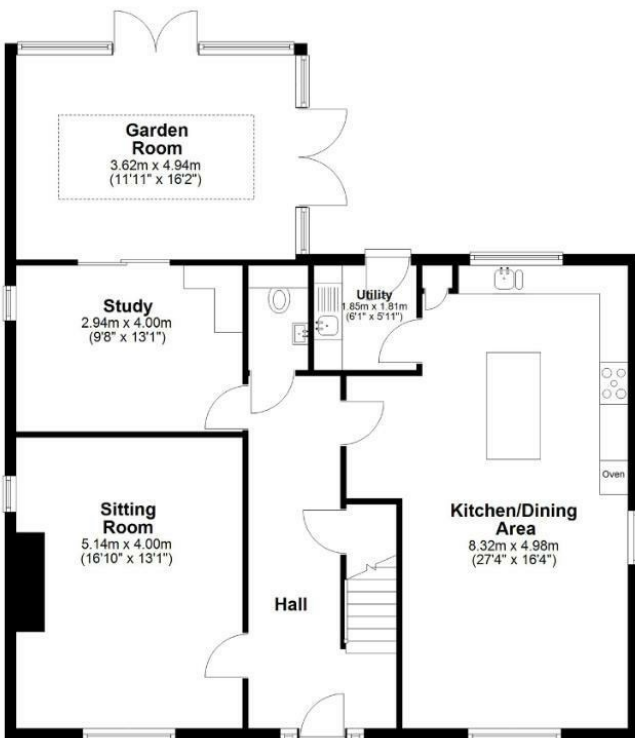
## General Information



# Accommodation

## Ground Floor

Approx. 106.8 sq. metres (1149.6 sq. feet)



Total area: approx. 34.5 sq. metres (371.1 sq. feet)

## First Floor

Approx. 88.6 sq. metres (954.0 sq. feet)



Total area: approx. 195.4 sq. metres (2103.6 sq. feet)

**10 Buckton Close, Rillington**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
		78	86
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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