

10 SOUTH LEA RILLINGTON



**A detached two-bedroom bungalow in need of complete modernisation & refurbishment
& located in a quiet cul de sac in this well served village.**

Entrance hall, living room, kitchen,
two double bedrooms, bathroom & WC.

Upvc double-glazing.

Driveway parking. Gardens.

In need of complete modernisation & improvement.

No onward chain.

GUIDE PRICE £185,000

This detached bungalow occupies a pleasant position at the head of a quiet cul de sac and is in within walking distance of village amenities. The property is in need of complete modernisation and refurbishment but offers considerable potential.

The overall accommodation amounts to almost 740sq.ft and comprises open porch area, entrance hall, living room, kitchen, two double bedrooms and a bathroom.

A driveway runs along the northern side of the bungalow, providing ample room to park, and there are gardens to both the front and rear.

Rillington is an especially well-served village with a number of amenities including shop and post office, primary school, two pubs, 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). Southlea is a quiet cul de sac located off Collinsons Lane and is within a short walk of village amenities.

ACCOMMODATION

ENTRANCE HALL

3.6m x 2.1m (max) (11'10" x 6'11")

Cloaks cupboard with fuse box and electric meter. Further fitted cupboard. Loft hatch. Radiator.

LIVING ROOM

4.7m x 3.6m (max) (15'5" x 11'10")

Open fire with tiled surround and hearth. Casement windows to the front and side.



KITCHEN

3.6m x 3.2m (11'10" x 10'6")

Basic range of kitchen units incorporating a stainless steel sink unit. Electric cooker point. Airing cupboard housing the hot water cylinder. Casement windows to the front and side. Radiator.



BEDROOM ONE

4.0m x 3.3m (13'1" x 10'10")

Casement window to the rear. Radiator.



BEDROOM TWO

3.6m x 2.9m (11'10" x 9'6")

Casement window to the rear. Radiator.



BATHROOM & WC

2.6m x 2.2m (max) (8'6" x 7'3")

White suite comprising bath, wash basin and low flush WC. Casement window to the side. Heated towel rail.



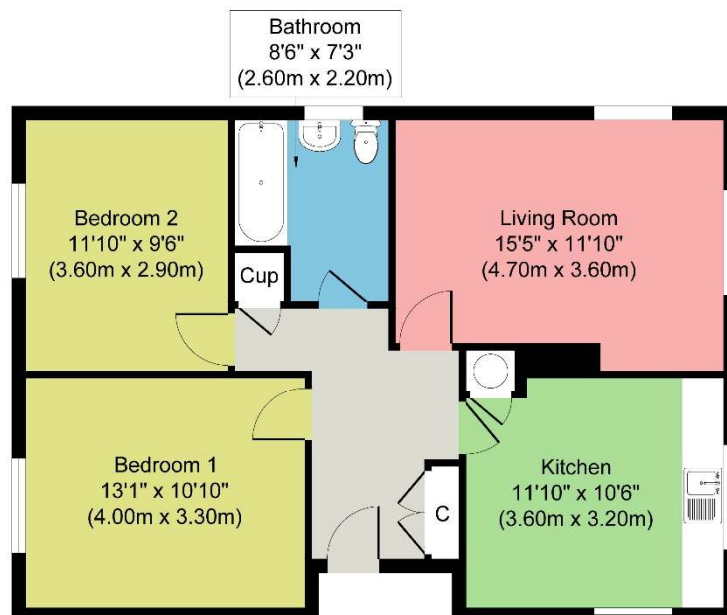
OUTSIDE

A concrete driveway runs along one side of the bungalow and there are gardens to the front and rear. The gardens are mostly lawned, along with a number of clipped shrubs.

GENERAL INFORMATION

Services:	Mains water, electricity and drainage.
Council Tax:	Band: C (Ryedale District Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO17 8LR.
EPC Rating:	Current: E39. Potential: D61.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.





Approximate Floor Area
736 sq. ft
(68.39 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.