

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

## 18 LOW MOORGATE, RILLINGTON, MALTON, YO17 8JW



- Spacious property in substantial plot
  - Three good sized bedrooms
  - Large, lawned gardens
- Flexible accommodation
- Popular village location
- Garage and outbuildings

**PRICE GUIDE £300,000**

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

Email: [malton@rounghwaite-woodhead.co.uk](mailto:malton@rounghwaite-woodhead.co.uk) [www.rounghwaite-woodhead.com](http://www.rounghwaite-woodhead.com)

## Description

Formerly two cottages, this attractive home boasts a large plot rarely found with such a property and as such offers huge further potential.

Set at the heart of Rillington, a popular well served village approximately five miles to the east of Malton, this is an ideal location for those looking for village life whilst being within easy reach of additional amenities. A much-loved home, the property has been well cared for and maintained yet offers scope to make changes to suit varied purchasers.

The accommodation includes three flexible reception spaces, kitchen, and cloakroom to the ground floor with three bedrooms and house bathroom to the floor above.

There is a courtyard area to the rear of the property with a garage beyond. The driveway continues and leads to several further useful outbuildings. The large gardens are currently split into two sections with both mainly laid to lawn and with mature shrubs and trees.

Offered for sale with no forward chain.

## General Information

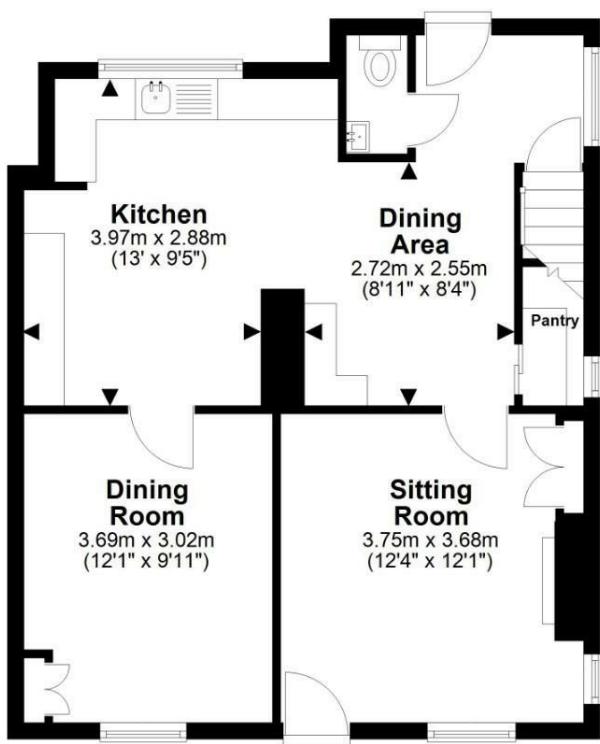
Oil Fired Central Heating - Mains Drainage and Water - Council Tax TBC - No Forward Chain



## Accommodation

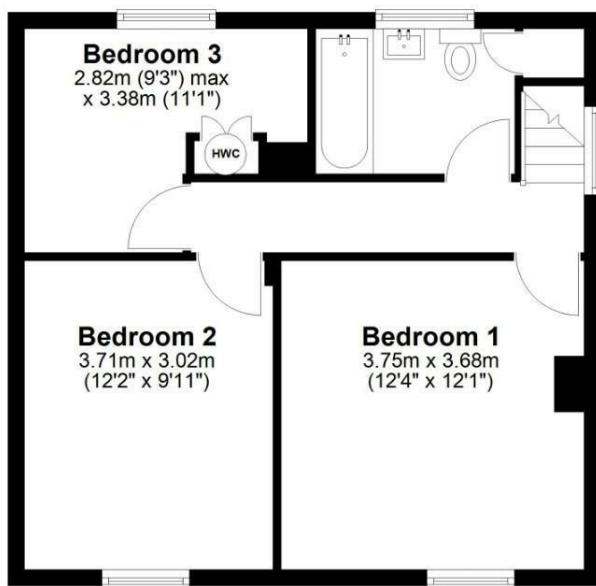
### Ground Floor

Approx. 55.4 sq. metres (596.3 sq. feet)



### First Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



Total area: approx. 99.9 sq. metres (1075.8 sq. feet)

**18 Low Moorgate, Rillington**

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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