



West Lilling, YO60 6RP

£1,750 pcm

- 20/05/2026
- UNFURNISHED
- SORRY NO PETS OR SMOKERS
- IMMACULATE CONDITION
- FOUR DOUBLE BEDROOMS
- DOUBLE GARAGE
- OIL FIRED CENTRAL HEATING
- COUNCIL TAX BAND 'F'

## GENERAL SUMMARY

Littlefairs are pleased to present this beautiful 4 bedroom village house with detached double garage situated in West Lilling. The village of Lilling is situated on the edge of the Howardian Hills, an area of outstanding natural beauty. The neighbouring villages of Sheriff Hutton, Strensall and Flaxton offer excellent local facilities between them, including schools such as Easingwold School catchment area, shops and public houses. The property is situated less than 11 miles from York city centre and the A64 is easily accessible, providing good access to Leeds and further afield. Open plan kitchen and dining area with french doors offering plenty of light throughout. The kitchen comes with fitted appliances to include, cooker and hob, dishwasher, fridge and freezer. The property features a useful utility room with additional storage, basin, washing machine and tumble dryer. There is also a downstairs WC, hallway storage and an understairs cupboard. To the downstairs of the property there is a home office or reception room and two further reception rooms. One cosy reception room with a feature wood burning stove and a arger living room with open fire place and patio doors over looking the rear of the property. To the first floor of the property there are four good sized bedrooms. Two large double bedrooms with ensuites, one master with a shower over a bath and one ensuite with a shower cubicle. The third and fourth bedrooms continue to be spacious in size. The three larger bedrooms benefit from built in wardrobes with shelving and hanging space. In addition to the ensuites the property has a large

family bathroom with a stand alone shower and bath. This idyllic countryside property comes with a detached double garage and drive way parking. This is a perfect family home finished to an excellent standard and neutrally decorated throughout.

## ROOM MEASUREMENTS

Kitchen / Diner - 19' 10" x 13' 4" (6.05m x 4.07m)  
Office - 9' 10" x 8' 5" (3.02m x 2.57m)  
Utility Room - 11' 10" x 7' 10" (3.62m x 2.39m)  
Reception Room One - 12' 11" x 19' 7" (3.95m x 5.97m)  
Reception Room Two - 12' 11" x 11' 9" (3.94m x 3.59m)  
Bedroom One - 13' 4" x 11' 10" (4.07m x 3.61m)  
Ensuite - 5' 8" x 8' 5" (1.75m x 2.59m)  
Bedroom Two - 12' 11" x 13' 3" (3.95m x 4.05m)  
Ensuite - 8' 0" x 5' 10" (2.46m x 1.79m)  
Bedroom Three - 11' 10" x 11' 10" (3.61m x 3.62m)  
Bedroom Four - 9' 7" x 10' 5" (2.94m x 3.20m)  
Bathroom - 9' 0" x 6' 10" (2.76m x 2.09m)

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B		
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements