

47 LONG MEADOWS RILLINGTON



A well-presented and extended three-bedroom semi-detached family home located in a quiet cul de sac with south-facing garden, ample parking and large single garage.

Entrance hall, sitting room with open fire, kitchen diner, garden room,
first floor landing, three bedrooms & shower room.

Oil-fired central heating (replacement boiler) & uPvc double-glazing.

Useful boarded loft space.

Extensive parking, good-sized south-facing rear garden & 23ft garage.

Well-served village location just 5 miles from Malton.

GUIDE PRICE £235,000

Built in the mid-1980s, this three-bedroom semi-detached family home has been meticulously maintained and benefits from a south-facing rear garden, extensive block paved parking and a larger than average single garage.

Enjoying a quiet, cul de sac setting, the property benefits from uPvc double-glazing, cavity wall insulation and oil-fired central heating, the boiler having been replaced in 2022. The house is neutrally decorated throughout, and a garden room extension is a useful addition. The overall accommodation extends to almost 870sq.ft and comprises entrance hall, sitting room with open fire by Hovingham Fireplaces, kitchen diner, garden room, first floor landing, three bedrooms (two doubles, one single) and a shower room.

A block paved parking area stretches across the entire frontage, and a driveway extends alongside the house, leading to a 23ft garage. The back garden enjoys a good level of privacy and a south-facing aspect. It is mostly laid to lawn, along with shrub borders, patio area and a timber garden shed. The property also benefits from outside lighting, power points and a water tap.

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). Long Meadows is situated within a short stroll of village amenities and Number 47 enjoys a nice position towards the head of a quiet cul de sac and is clearly identified by our 'For Sale' board.



ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Thermostat. Radiator.

SITTING ROOM

4.9m x 3.5m (max) (16'1" x 11'6")

Open fire with oak surround, granite insert and hearth. Coving. Television point. Telephone point. Casement window to the front. Radiator.



KITCHEN DINER

4.5m x 3.1m (14'9" x 10'2")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Electric oven and four ring ceramic hob with extractor hood. Integrated fridge freezer. Automatic washing machine point. Worcester oil-fired central heating. Coving. Understairs cupboard. Casement window to the rear. Door to the side. French doors into the Garden Room. Radiator.





GARDEN ROOM

3.2m x 2.3m (10'6" x 7'7")

Casement windows to three sides. French doors onto the rear garden. Radiator.



FIRST FLOOR

LANDING

Loft hatch with pull-down ladder to a part-boarded storage space with electric light. Casement window to the side. Coving.

BEDROOM ONE

4.3m x 2.7m (14'1" x 8'10")

Airing cupboard housing the hot water cylinder & immersion heater. Coving. Casement window to the front. Radiator.



BEDROOM TWO

3.8m x 2.8m (max) (12'6" x 9'2")

Range of fitted wardrobes. Coving. Casement window to the rear. Radiator.



BEDROOM THREE

2.7m x 1.8m (8'10" x 5'11")

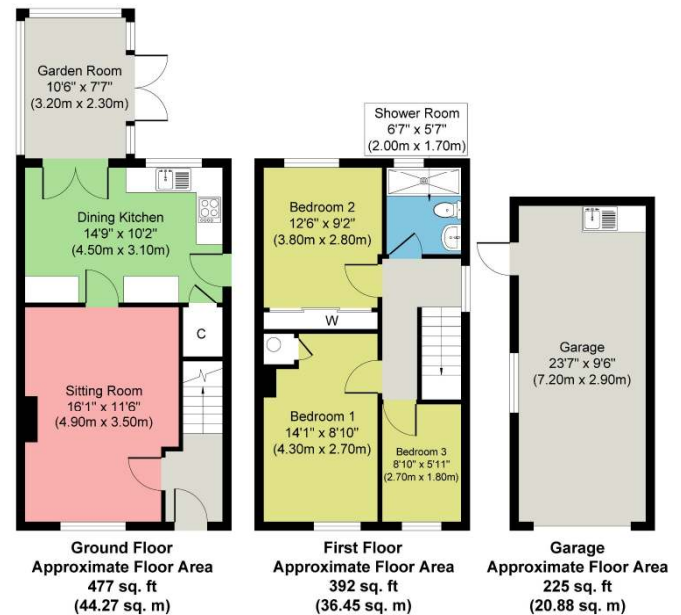
Coving. Casement window to the front. Radiator.



SHOWER ROOM

2.0m x 1.7m (6'7" x 5'7")

White suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Half-tiled walls. Recessed spotlights. Electric shaver point. Casement window to the rear. Heated towel rail.



OUTSIDE

Immediately in front of the house is an expanse of block paved parking area; a driveway runs alongside the house and leads to a larger-than-average single garage. The back garden is a good-size and securely enclosed. It enjoys a south-facing aspect and is mostly laid to lawn, along with a patio area, shrub borders and a timber garden shed.

DETACHED SINGLE GARAGE

7.2m x 2.9m (23'7" x 9'6")

Electric light and power. Automatic washing machine point. Stainless steel, single drainer sink unit. Personnel door and casement window to the side. Up and over door to the front.



GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Oil-fired central heating.

Council Tax: Band: B (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 8LY.

EPC Rating: Current: C69. Potential: B85.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

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.