



5 Collinsons Lane | Rillington, Malton

A Three bedroom semi-detached house with adjoining garage and substantial gardens and grounds. The property is situated in the well-served village of Rillington within walking distance of local amenities including primary school, public house, village store and post office, doctors surgery, butcher shop, fish and chip shop, and village hall.

- Three bedroomed semi-detached house
- Three Bedrooms and family bathroom
- Off street parking for multiple vehicles
- Gardens to 3 sides with herbaceous borders including enclosed orchard.
- Kitchen, two reception rooms, utility room and cloakroom
- Adjoining single storey garage
- In need of some modernisation
- No onward chain

Guide Price £275,000



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ON THE GROUND FLOOR

UPVC DOUBLE GLAZED ENTRANCE DOOR TO:

ENTRANCE PORCH

6'2" x 3'7" (1.88m x 1.09m)

Timber framed single glazed windows and door, opaque glazed internal door.

ENTRANCE HALL

11'11" x 6'4" (3.63m x 1.93m)

Single radiator, staircase to the first floor, under stairs cupboard.

SITTING ROOM

23'4" x 11'10" (7.11m x 3.61m)

Dual aspect upvc double glazed windows, open fireplace with tiled surround and hearth and timber mantle piece, 2 no. single radiators.

KITCHEN

9'11" x 9'5" (3.02m x 2.87m)

Range of fitted base and wall mounted units with work surfaces over, electric cooker point, stainless steel sink and drainer with chrome mixer taps over, pantry cupboard, upvc double glazed window to the rear, double radiator.

DINING ROOM

14'11" x 9'2" (4.55m x 2.79m)

Front aspect upvc double glazed window, single radiator.

UTILITY ROOM

9'4" x 7'1" (2.84m x 2.16m)

Plumbing for a washing machine, timber framed single glazed window and door to the rear, ceramic sink, 'Iona' oil-fired boiler.

CLOAKROOM

9'10" x 3' (overall) (3.00m x 0.91m (overall))

With low flush wc, wash hand basin, electric hot water tap, door to:

ADJOINING GARAGE

14'6" x 9'4" (4.42m x 2.84m)

With up and over door to the front, electric power and light. Internal door from Utility Room.

TO THE FIRST FLOOR

LANDING

8' x 5' (2.44m x 1.52m)

Side aspect upvc double glazed window, loft hatch.

BEDROOM 1 (SW)

14'1" x 10'4" (4.29m x 3.15m)

Front aspect upvc double glazed window, range of wall length wardrobes and cupboards, single radiator.

BEDROOM 2 (NW)

10'4" x 9'6" (3.15m x 2.90m)

Rear aspect upvc double glazed window, single radiator.

BEDROOM 3 (SE)

8'7" x 8' (max) (2.62m x 2.44m (max))

Front aspect upvc double glazed window, overstairs bulkhead, single radiator.



BATHROOM

8' x 4'11" (2.44m x 1.50m)

A two-piece suite comprising timber panelled bath with chrome mixer taps and shower over and pedestal wash hand basin. Part-tiled walls, double radiator, wall mounted electric heater, opaque upvc double glazed window to the rear, airing cupboard housing hot water cylinder and shelving.

SEPARATE CLOAKROOM

5'4" x 2'5" (1.63m x 0.74m)

Comprising low flush wc, opaque upvc double glazed window to the side.

OUTSIDE

To the outside the property benefits from a hardstanding driveway to the front providing off-street parking for 2 no. vehicles. The enclosed front garden has herbaceous borders and established beech hedgerows. To the side are further lawned gardens with raised bed and apple tree, enclosed by a timber panelled fence. A walkway to the side of the property leads to the rear lawned garden with herbaceous borders and apple trees, enclosed by a timber panelled fence; oil tank; timber garden shed. A separate personnel gate leads to a further garden plot with apple and pear trees, fully enclosed by hedgerows and timber panelled fence, with road frontage onto the neighbouring residential street, 'The Paddock'.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

By appointment with the Agents, BoultonCooper. Tel. 01653 692151.

DIRECTIONS

From our Malton office, proceed through Old Malton and join the A64 eastbound towards Scarborough. Continue to Rillington. Before the traffic lights, turn right onto Collinsons Lane, No.5 is on the left hand side, clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO17 8LP.

COUNCIL TAX BAND

We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

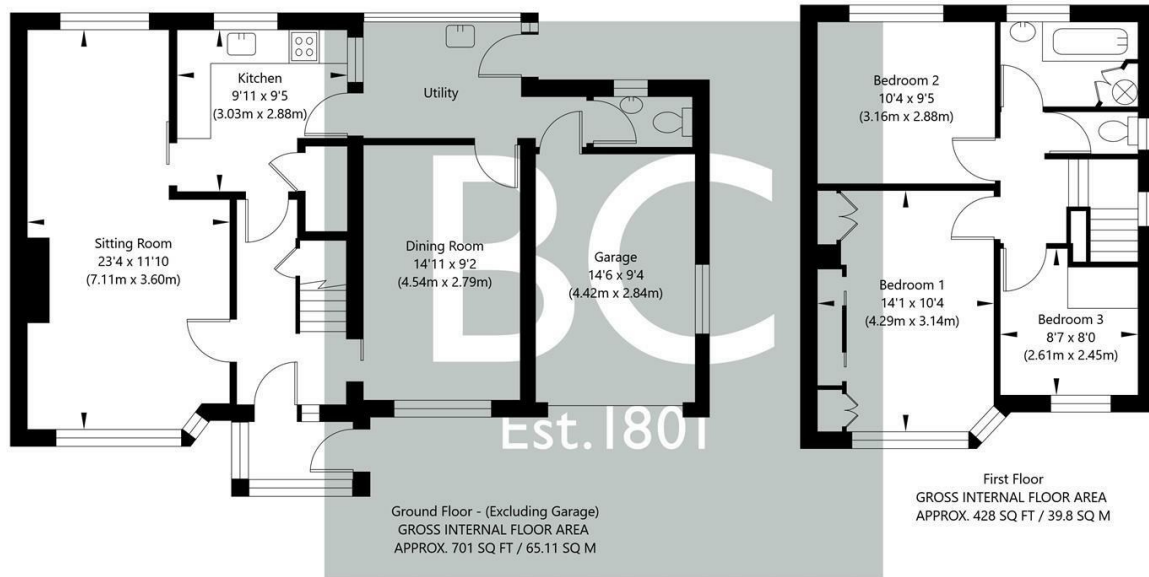
ENERGY PERFORMANCE RATING

Assessed in Band E. The full EPC can be viewed at our Malton office.



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Collinsons Lane, Rillington, Malton, YO17 8LP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1129 SQ FT / 104.91 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

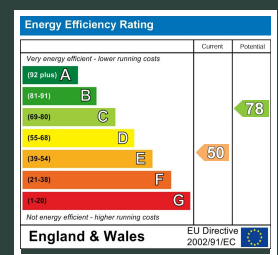
Strictly by appointment with the agents

COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

E



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