



## Sunnycroft, 42 Scarborough Road | Rillington, Malton

A good-sized three bedroom detached bungalow with outbuilding and gardens to all sides. Sunnycroft is located within the centre of the ever-popular and well-serviced village of Rillington.

- APPLICATION RECEIVED A three bedroom detached bungalow
- Gardens, outbuildings and outside shed
- Central village location
- No smokers nor pets allowed
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- 3 Reception Rooms
- Private driveway with ample parking
- To be let on an initial 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Available September 2023

**£850 PCM**



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## ACCOMMODATION

### ENTRANCE HALL

21'6 x 3'7 (6.55m x 1.09m)

With uPVC entrance door.

### SITTING ROOM

12'10 x 11'3 (3.91m x 3.43m)

Front aspect uPVC double glazed bay window, tiled hearth with tiled surround, double radiator.

### BEDROOM 1

11'11 x 10'8 (3.63m x 3.25m)

Side aspect uPVC double glazed window, fitted wardrobes, double radiator.

### BEDROOM 2

9'11 x 8'11 (3.02m x 2.72m)

Side aspect uPVC double glazed window, double radiator.

### BEDROOM 3

8'11 x 7'5 (2.72m x 2.26m)

Front aspect uPVC double glazed window, double radiator.

## BATHROOM

8'2 x 5'10 (2.49m x 1.78m)

A three-piece suite comprising panelled bath, pedestal wash hand basin, low flush wc. Side aspect opaque uPVC double glazed, tiled walls.

## DINING ROOM

12'4 x 10'11 (3.76m x 3.33m)

Rear aspect uPVC double glazed window.

## KITCHEN

13'3 x 11'1 (4.04m x 3.38m)

Fitted with a range of base and wall mounted units with work surfaces over, 1 & ½ bowl sink and drainer with mixer taps over, electric oven with electric hob and extractor fan over. Side and rear aspect uPVC double glazed windows.

## PANTRY

Side aspect uPVC double glazed window.

## CLOAKROOM

Side aspect uPVC double glazed window, low flush wc, pedestal wash hand basin.



### REAR LOBBY

Door to the outside.

### OUTBUILDING

Housing oil-fired central heating boiler.

### OUTSIDE

The property is approached via a private driveway, which leads beside the bungalow to the rear. The property benefits from gardens to all sides with timber garden shed.

### SERVICES

We understand that the property is connected to mains electricity, water, and drainage supplies. 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.

### VIEWING

Strictly 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 and pass through the traffic lights on to Scarborough Road. Sunnycroft, no.42, can be found on your right hand side, clearly identified by our BoultonCooper 'To Let' board. Postcode: YO17 8LH.

### COUNCIL TAX BAND

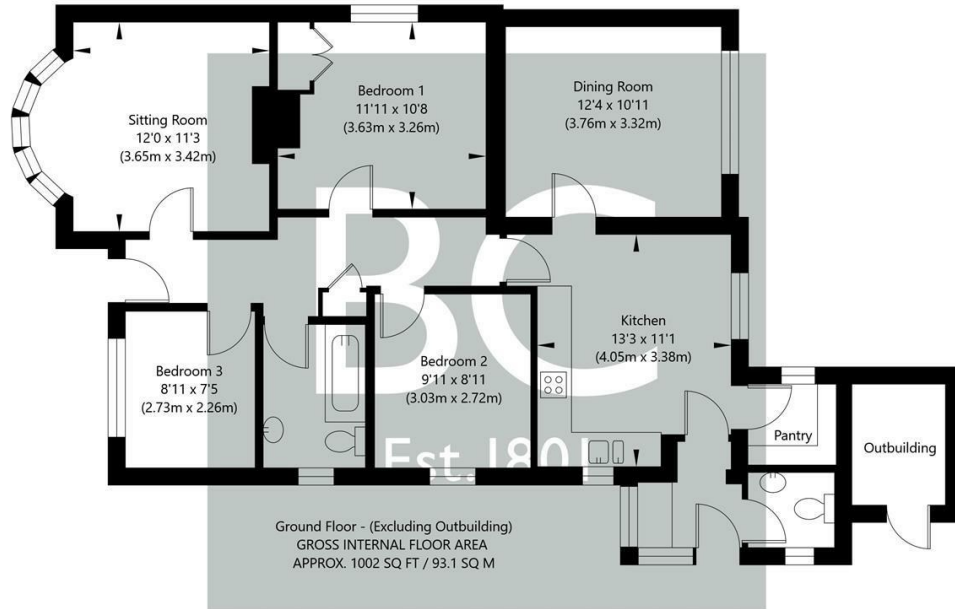
We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

### ENERGY PERFORMANCE RATING

Assessed in Band E.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1002 SQ FT / 93.1 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

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## COUNCIL TAX BAND

C

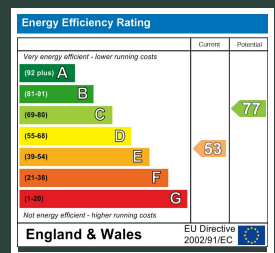
## ENERGY PERFORMANCE RATING

E

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[boultoncooper.co.uk](http://boultoncooper.co.uk)



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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**BC**  
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