

6 South Lea | Rillington, Malton

A two bedroom semi-detached bungalow with low maintenance front and rear garden, single garage, sun room and ample off street parking.

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's shop, fish and chip shop, and village hall.





- Delightful semi detached bungalow
- Entrance hall, kitchen, living room, two bedrooms and shower room
- Private driveway, front and rear gardens, garage and sunroom
- Situated in the ever popular village of Rillington
- NO ONWARD CHAIN

Guide Price £197,500

BoultonCooper

BC Est. 1804

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ACCOMMODATION

ENTRANCE HALLWAY
Storage cupboard housing Potterton oil fired boiler and hot water cylinder, two further storage cupboards, single radiator, loft hatch.

KITCHEN
11'1" x 8'2" (3.4m x 2.5m)
Range of fitted base and wall mounted units with composite work surfaces over, sink and drainer with chrome mixer tap over, upvc double glazed window to the front, radiator.

LIVING ROOM
16'4" x 11'11" (5.0 x 3.65m)
Feature fireplace with electric fire, marble hearth and surround with decorative timber mantelpiece, fitted shelving, wall mounted electric storage heater, uPVC double glazed window to the front.

BEDROOM 1
13'5" x 11'11" (4.1m x 3.65m)
Fitted wardrobes with sliding doors, radiator, wall mounted electric storage heater, uPVC double glazed window to the rear.

BEDROOM 2 / DINING ROOM
11'1" x 9'10" (3.4m x 3.0m)
Wall mounted electric storage heater, uPVC double glazed window to the rear, radiator.

SHOWER ROOM
7'6" x 7'2" (2.3m x 2.2m)
Three piece suite comprising double shower cubicle with glazed screen, electric shower, pedestal wash hand basin, low flush wc, part-tiled walls, radiator, wall mounted electric storage heater, opaque uPVC double glazed window to the side.

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OUTSIDE
To the outside, the property benefits from a private brick set driveway to the side leading to a single garage with useful store and sunroom off (7'9" x 6'7"). There are low maintenance gardens to the front and enclosed gravelled garden to the rear with walled and timber panel fencing.

GARAGE
17'0" x 13'1" (plus 8'0" x 5'6") (5.2m x 4.0m (plus 2.45m x 1.7m))
With electric roller shutter door, electric power and lighting, personnel door to the side.

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
Strictly by appointment with the Agents. Tel: 01653 692151.

WHAT3WORDS
///giggle.grandest.luggage

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.

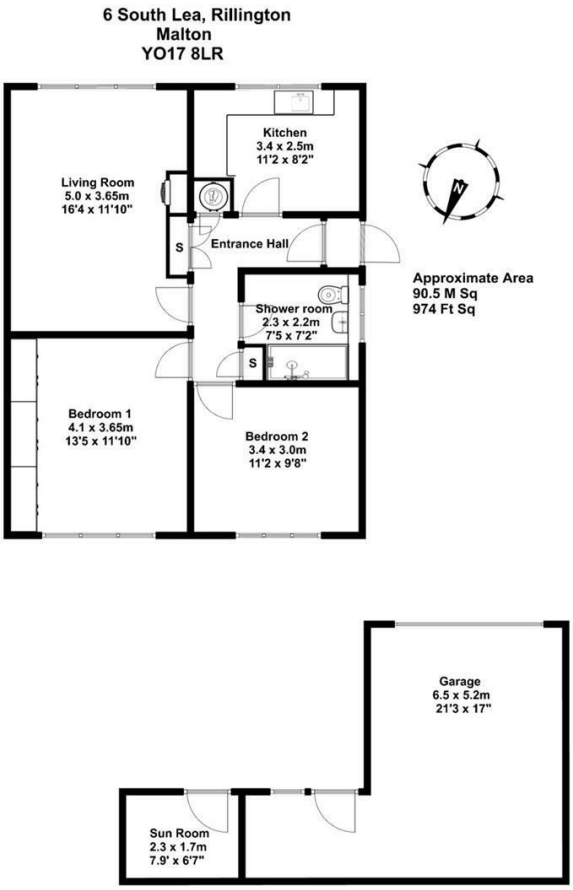
ENERGY PERFORMANCE RATING
Assessed in Band E. The full EPC document can be viewed online or at our Malton Office.





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VIEWING

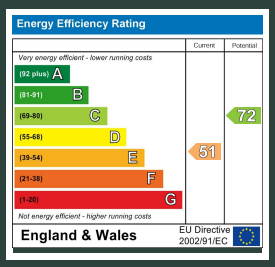
Strictly by appointment with the Agent.

COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

E



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