

# Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747



**14 ST ANDREW'S COURT, RILLINGTON, MALTON, YO17 8LG**

**A detached newly built three bedroom bungalow with garage**

<b>Entrance Hall</b>	<b>Bathroom</b>	<b>Car Charging Point</b>
<b>Kitchen/breakfast Room</b>	<b>Air Source Heat Pump</b>	<b>Garden to Front and Rear</b>
<b>Utility Room</b>	<b>Under Floor Heating</b>	<b>PV Panels</b>
<b>Living Room</b>	<b>Upvc Double Glazing</b>	<b>NHBC Certificate</b>
<b>3 Bedrooms (1 with Ensuite)</b>	<b>Garage (with electric up and over door)</b>	

**PRICE GUIDE £360,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk) [www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

14 St Andrews Court is situated in a quiet Cul-de-sac and is one of three bungalows recently completed. The builders, A and D Sturdy Ltd have operated in Rillington over many years and have an excellent reputation across Ryedale.

Access to St Andrew's Court is from Scarborough Road and these 3 bungalows are situated to the end of the Cul-de-sac in a quiet location and have gardens to the south. The village offers local amenities including Primary Schools 2 Public Houses a Butchers shop a Post Office, Doctor's Surgery and a regular bus service along the A64 both east and west.

Malton is some 5 miles to the west with an excellent range of amenities including a Railway station with links to the Intercity service at York. The A64 passes through the village and provides quick road access to the coast and York and the motorway network to the west.

## General Information

Services: Mains water, Air source heat pump. Connection to mains drains. uPVC Double Glazing.

Council Tax: We are informed by NYC that this property falls in band . (To be assessed)

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

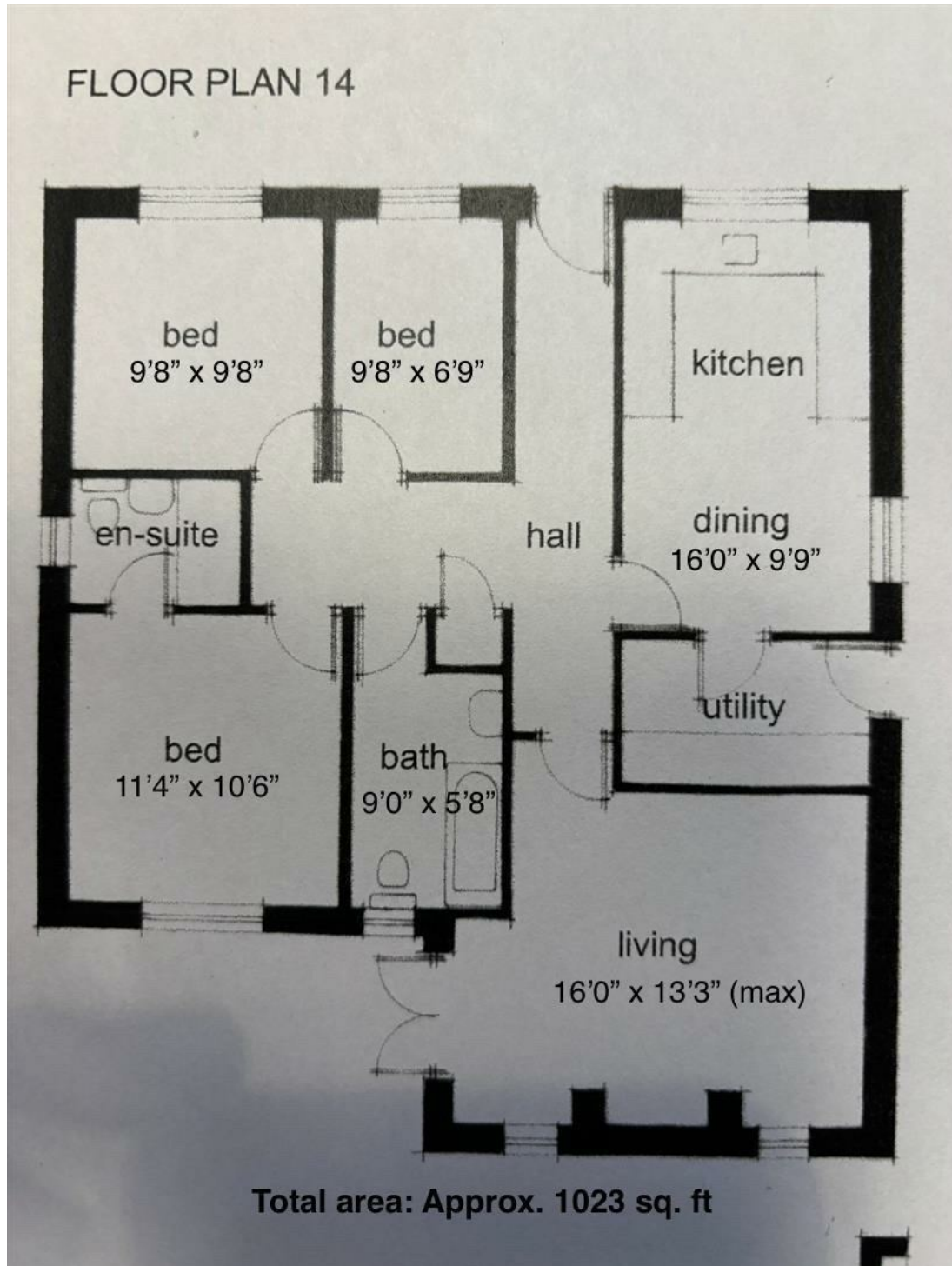
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747

Note; The vendor will require a £5,000 reservation fee to secure the property, further details available.





## Accommodation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

14 St Andrews Court  
Rillington  
Malton  
North Yorkshire  
YO17 8LG

**Detached Three Bedroomed Bungalow with Garage**  
**DRAFT SPECIFICATION**

Old Style Antique Red Facing Brick  
Clay Pantile roof with PV Panels to the west and south elevations  
Flag stone footpaths to the front east elevation, rear patio & side of the Garage.  
Turfed lawn areas to the front and rear.  
Tarmacadam drive to the east side elevation.  
Shared access drive and turning area finished with 20mm hard stone chippings.  
External light fittings in black down lights only.  
UPVC White ash casement windows, French doors utility door and the garage side door all with chrome finish furniture.  
Hall door composite oak finish chrome finish furniture.  
Side and rear garden gates black satin finish  
Garage electric up and over steel white finish door.  
Electrics to garage car charging point and 2 LED strip lights and 2 13A double sockets  
Air source heat pump under floor heating & hot water.  
Kitchen, Utility, Bathroom ensuite vinyl interlocking flooring.  
Hall engineered Oak flooring.  
Living room, Bedrooms quality underlay and carpet  
Showers and bath with wet wall panel surfaces, units to the hand basin and toilets concealed cistern.  
Chrome towel rails heated mirrors.  
Kitchen and utility units from the Howdens Fairford range, quartz worktops to the kitchen laminate worktops to the utility.  
Fridge, Freezer, fan oven, ceramic hob, chimney extractor, dishwasher  
Decorative brick fireplace surrounds with an oak mantle stone hearth multi-fuel stove  
Oak veneered board effect doors to all rooms with chrome finish furniture  
170mm high moulded skirting boards  
70mm moulded architraves  
Loft ladder access to the roof void.  
White finish to all woodwork, White Matt emulsion finish to all ceilings  
Calico Matt emulsion to walls  
Electrical specifications as per plan for 13A sockets  
All rooms with LED downlights  
TV Points the living, kitchen and master bedroom wired for satellite TV.  
Phone point to the hall and living room, BT Fibre connection.

Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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