

Rounthwaite R&W Woodhead

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

18 LOW MOORGATE, RILLINGTON, MALTON, YO17 8JW



- Spacious property in substantial plot
- Three good sized bedrooms
- Large, lawned gardens
- Flexible accommodation
- Popular village location
- Garage and outbuildings

PRICE GUIDE £300,000

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

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Formerly two cottages, this attractive home boasts a large plot rarely found with such a property and as such offers huge further potential.

Set at the heart of Rillington, a popular well served village approximately three miles to the West of Malton, this is an ideal location for those looking for village life whilst being within easy reach of additional amenities. A much-loved home, the property has been well cared for and maintained yet offers scope to make changes to suit varied purchasers.

The accommodation includes three flexible reception spaces, kitchen, and cloakroom to the ground floor with three bedrooms and house bathroom to the floor above.

There is a courtyard area to the rear of the property with a garage beyond . The driveway continues and leads to several further useful outbuildings. The large gardens are currently split into two sections with both mainly laid to lawn and with mature shrubs and trees.

Offered for sale with no forward chain.

General Information

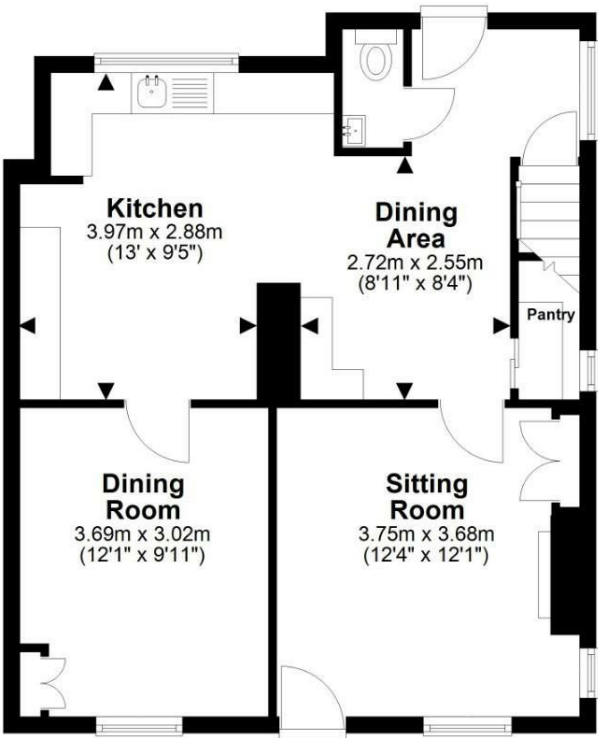
Oil Fired Central Heating - Mains Drainage and Water - Council Tax TBC - No Forward Chain



Accommodation

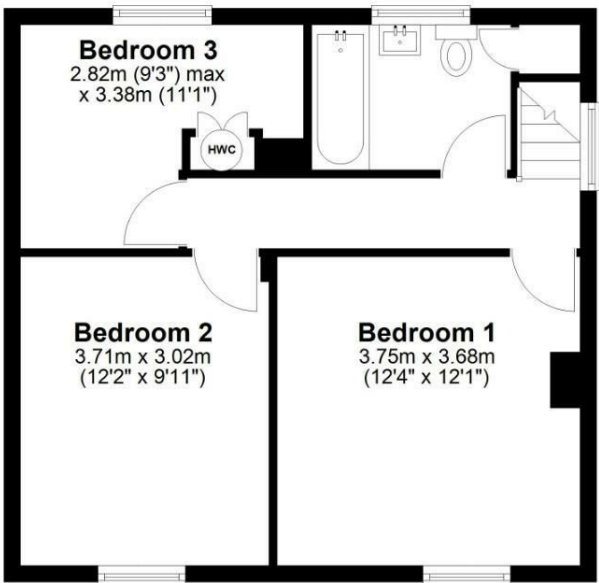
Ground Floor

Approx. 55.4 sq. metres (596.3 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



Total area: approx. 99.9 sq. metres (1075.8 sq. feet)
18 Low Moorgate, Rillington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	49	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



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
www.rounthwaite-woodhead.com

Rounthwaite **R&W** Woodhead