



**57 Westgate**  
Rillington, YO17 8LN

Offers Around £375,000



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Located in the popular village of Rillington, this beautifully designed four-bedroom cottage offers a perfect blend of modern living and traditional character. As you step inside, you are greeted by a lovely sitting room. To the rear of the cottage is a spacious open-plan living area that overlooks the lovely, easy maintenance garden, creating a warm and inviting atmosphere ideal for both relaxation and entertaining. The property boasts two en-suite bedrooms, providing a touch of luxury and privacy for family members or guests. Additionally, the ground floor features a well-appointed bedroom, a convenient utility room, and a guest cloakroom/WC, making it suitable for a variety of lifestyles. For those who work from home, a dedicated home office space is also included, ensuring you have a quiet area to focus on your tasks. Outside, the property offers ample secure parking to the rear, complete with a garage and a delightful garden area. This outdoor space is perfect for enjoying the fresh air or hosting gatherings with friends and family. The property also benefits from solar panels which makes it very energy efficient. With its thoughtful layout and attractive features, this cottage is an exceptional opportunity for anyone seeking a comfortable and stylish home in a tranquil setting. Don't miss the chance to make this lovely property your own.

- Four/Five bedroom family cottage
- Energy efficient with solar panels
- Stunning open plan living/dining and kitchen area
- Ground floor bedroom and additional office
- Ground floor WC/ Utility and cloakroom
- Two en-suite bedrooms
- Secure and private rear garden with gated parking for several vehicles
- Brick built garage
- Easy access to the A64 and local village amenities

## Rear Entrance Hall

Door to the rear aspect, space for coats and stairs to the first floor.

## Entrance into Sitting Room

16'0" x 12'2" (4.90 x 3.73)

UPVC triple glazed acoustic glass window to the front aspect, radiator, UPVC triple glazed acoustic glass door to the front, power points, TV point, telephone point.

## Reception Room / Ground Floor Bedroom Five

13'5" x 12'4" (4.11 x 3.76)

UPVC triple glazed acoustic window to the front aspect, radiator, TV point, power points.

## Ground Floor Shower Room

UPVC double glazed opaque window to the rear aspect, wash hand basin with pedestal, extractor fan, wall mounted heated radiator, cupboard, shower cubicle, low flush WC.

## Kitchen / Garden Room

UPVC double glazed window to the rear aspect, doors opening onto garden, halogen down lighting, radiator, range of wall and base units with complimenting work surfaces, central island unit with breakfast bar, tiled splash back, sink,

integrated fridge, electric oven, electric hob, extractor hood, power points, integrated dishwasher. Space for dining table and sofa.

## Utility Room

Halogen down lighting, range of wall and base units with complimenting work surfaces, tiled splash back, space for washing machine, space for tumble dryer, sink and drainer unit, power points, radiator.

## Study

12'4" x 5'10" (3.78 x 1.80)

UPVC double glazed window to the side aspect, down lighting, radiator, power points.

## First Floor Landing

Double glazed window to the rear aspect, power points.

## Master Bedroom

21'10" x 12'4" (6.68 x 3.76)

UPVC double glazed window to the rear aspect, radiator, TV point, power points.

## En Suite

12'4" x 5'10" (3.78 x 1.80)

UPVC double glazed opaque window to the rear aspect, halogen down lighting, wall mounted heated towel rail, shower cubicle with power shower, towel rail, low flush WC, wash hand basin with pedestal and tiled splash back, extractor fan.

## Bedroom 2

16'6" x 12'5" (5.03 x 3.81)

UPVC triple glazed acoustic glass window to the front aspect, radiator, TV point, power points. Door leading to:

## En Suite

12'4" x 5'10" (3.78 x 1.80)

Double power shower cubicle, low flush WC, wash hand basin with pedestal, extractor fan, halogen down lighting.

## Bedroom Three

12'4" x 7'1" (3.76 x 2.18)

UPVC triple glazed acoustic glass window to the front aspect, radiator, TV point, power points.

## Bedroom Four

12'4" x 9'4" (3.76 x 2.87)

UPVC double glazed window to the rear aspect, radiator, TV point, power points.

## House Bathroom

Three piece bathroom suite comprising of panel enclosed bath with mixer taps, low flush WC, wash hand basin with pedestal, partly tiled walls, extractor fan.

## Exterior

Low maintenance rear lawned garden with raised gravelled area with summerhouse and patio area. The property benefits from double gates which lead to a large parking area for multiple vehicles and gravelled parking area.

## Garage

Up and over door and lighting.

## Services

Mains electric, water and drainage. Solar panels.

## Council Tax Band E

## Rillington

Rillington in a popular village that sits along the A64 approximately 5 miles out of Malton and is serviced by a regular bus service. There is a good range of local facilities such as primary school, doctors surgery, local shops and pubs. Close by is Malton, a charming market town with independent stores, and a popular local market. There is a train station offering good commuting links to York and Scarborough. Surrounded by beautiful Yorkshire countryside and a good choice of schools for all ages.



## Road Map



## Hybrid Map



## Terrain Map



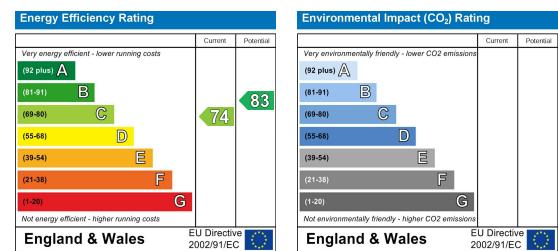
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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