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1 Sledgate Mews, Rillington

Rillington, YO17 8JZ

Offers Around £185,000

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Tucked away in the tranquil village of Rillington, Sledgate Mews presents a delightful opportunity to acquire a charming two-bedroom house. This property is perfect for those seeking a peaceful retreat while still being conveniently located near local amenities. Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The newly fitted breakfast kitchen is both modern and functional, providing an ideal setting for culinary pursuits. The property boasts two well-proportioned bedrooms, ensuring ample space for rest and privacy. The newly renovated bathroom adds a touch of luxury, making daily routines a pleasure. Outside, the house features a small, low-maintenance garden area, perfect for enjoying the fresh air without the burden of extensive upkeep. Additionally, the property includes allocated parking for one vehicle, along with a handy storage shed, catering to your practical needs. With no onward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer, a small family, or looking to downsize, this property offers a wonderful blend of comfort and convenience in a serene village setting. Do not miss the chance to view this lovely home in Rillington.

- NO CHAIN
- OFF-STREET PARKING
- TWO DOUBLE BEDROOMS
- SUIT FIRST TIME BUYERS
- LOW MAINTENANCE GARDEN AREA
- LOVELY VILLAGE LOCATION
- NEWLY FITTED KICTHEN AND BATHROOM

Entrance Hall
Door to the side, electric economy storage heater and stairs to the first floor.

Sitting Room
15'11 x 12'3 (4.85m x 3.73m)
Windows to the side and front aspects, TV point, electric storage heater and understairs storage.

Kitchen
12'2 x 7'11 (3.71m x 2.41m)
Newly fitted wall and base units with complimenting work tops and splashback. Electric induction hob, oven, plumbing for washer, space for fridge freezer, 1 1/2 bowl sink unit with mixer tap, UPVC door and window to the rear aspect, breakfast bar.

First Floor Landing
Doors to bedrooms and bathroom and loft hatch.

Bedroom One
12'2 x 11'2 (3.71m x 3.40m)
UPVC double glazed window to the rear aspect, electric storage heater. Overstairs airing cupboard.

Bedroom Two
12'2 x 8'3 (3.71m x 2.51m)
UPVC double glazed window to the front elevation and electric storage heater.

Bathroom
6'5 x 5'6 (1.96m x 1.68m)
Part tiled, electric shower over bath, pedestal wash basin with storage below, low flush WC, shower point, fan heater, extractor fan, UPVC window to the side aspect.

Exterior
The property benefits from an outdoor seating area which is gravelled. There is a gravelled parking area and garden shed.

Services
Mains water, drainage and electric. Electric storage heaters.

Council Tax Band B

Location
This lovely two bedroom cottage is located on Sledgate in Rillington. The village offers a range of amenities with easy access to the A64 between Scarborough, Malton and York.

AML Checks

Tel: 07515763622

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.

Road Map



Hybrid Map



Terrain Map



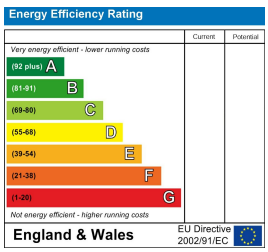
Floor Plan

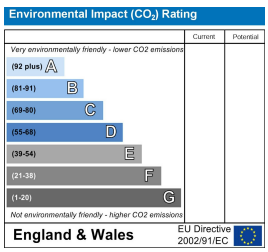


Viewing

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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