BOUTIQUE PROPERTY SHOP
SALES AND LETTINGS

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# 1 Sledgate Mews, Rillington

Rillington, YO17 8JZ

Offers Around £185,000

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# 1 Sledgate Mews, Rillington

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## Offers Around £185,000







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

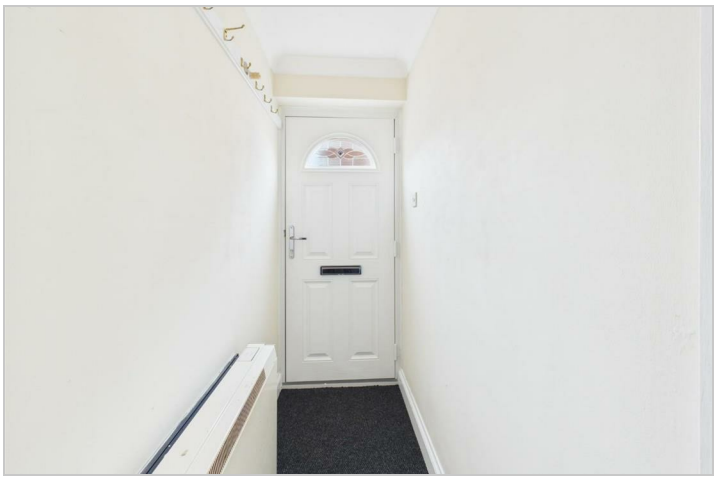
This lovely two bedroom cottage is located on Sledgate in Rillington. The village offers a range of amenities with easy access to the A64 between Scarborough, Malton and York.

### 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



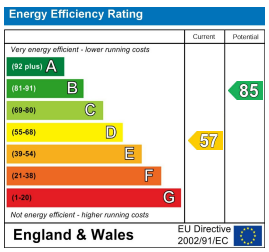

## Floor Plan

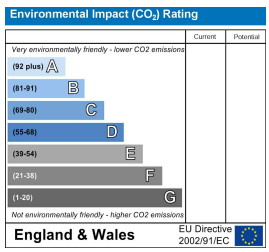



## Viewing

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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