



## 32 Low Moorgate Malton, YO17 8JW

Nestled in the charming village of Rillington, this delightful end terrace cottage on Low Moorgate offers a perfect blend of comfort and character. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retreat. One of the standout features of this property is the extended rear garden, which offers a wonderful outdoor space for gardening. The large garage provides ample storage and a dedicated parking space, a valuable asset in this desirable village location.

Rillington is known for its friendly community and picturesque surroundings, making it an ideal place to call home. With local amenities within easy reach and the beautiful countryside just a stone's throw away, this cottage presents a unique opportunity to enjoy village life while remaining close to the vibrant town of Malton.

In summary, this two-bedroom cottage combines modern living with traditional charm, set in a tranquil village that is sure to appeal to those looking for a serene lifestyle. Don't miss the chance to make this lovely property your new home.

**Offers Over £205,000**

# 32 Low Moorgate

## Malton, YO17 8JW



- Two double bedroom end terrace cottage
- Generous size detached garage and parking space
- Offered with no onward chain
- Traditional features throughout
- Desirable village location
- Extensive rear garden
- Summer house/office

### Sitting Room

UPVC double glazed front aspect window, laminate flooring, wood burning stove set in a brick feature fireplace with stone hearth and feature beams to the ceiling, vertical radiator.

### Kitchen

Archway leading to the kitchen with rear aspect window looking into the rear porch. Range of wall and base units, space for a freestanding oven, space for a washing machine and space for a dishwasher. Circular sink with mixer tap.

### Rear Porch

UPVC side and rear windows, stable style rear door, modern vertical radiator and tiled flooring.

### Inner Porch

Stairs leading to the first floor and modern vertical radiator.

### Bathroom

Double glazed UPVC window to the rear aspect, walk-in shower, vanity wash unit and low flush WC, fully tiled, electric fan heater and heated ladder radiator, tiled flooring.

### Landing

Loft access

### Bedroom One

UPVC double glazed front aspect window, wooden flooring, feature brick fireplace, with stone surround and modern vertical radiator.

### Bedroom Two

UPVC rear aspect window, storage cupboard, wooden floor and modern vertical radiator.

### Exterior

Side gate leading to the rear of the property. Front door access is through the stable style door leading directly into the rear porch.

A lovely size rear garden with summer house/office with power and electric. There is a generous sized detached garage via a shared access point. Garden pond, paved patio area, vegetable patch and shed.

Shed with power and electric.

Detached garage with concrete flooring, power and electric, up and over door and side door. There is a parking space in front of the garage which has shared vehicular access right of way over the neighbours at no.38.

There is a public path that runs along the right side of the garden.

### Services

Mains connected to water, drainage and electric. Oil tank services the heating.

### Council Tax Band B

### Location

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.



### Directions



# Floor Plan



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