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42 Low Moorgate

Rillington, YO17 8JW

Price Guide £325,000

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Holly House is an attractive, Grade II Listed semi-detached house, the original part of which is thought to date back to the mid Eighteenth Century. The accommodation briefly comprises of an entrance hall, sitting room with feature beams and open fire, a lovely sized dining kitchen with beams and a range of integrated appliances, utility/garden room, ground floor WC, three bedrooms and house bathroom to the first floor and a loft room which is currently used as a fourth bedroom. The property is well-appointed and benefits from an oil fired central heating system which was only installed in August 2014. Externally there is an attractive, south facing garden, gravelled driveway and good-sized, brick-built garage with workshop. A superb character property in a popular location!

- Three/four bedroom semi detached cottage
- Country style dining kitchen
- Great family home in move in condition
- Lovely gardens with L-shape garage and workshop
- Beamed ceilings to lounge and kitchen
- Ground Floor WC and utility
- Driveway parking for multiple vehicles

ENTRANCE HALL

Stairs to the first floor. Beamed ceiling and radiator. Wooden glazed door to the front aspect.

SITTING ROOM

Open fire with modern surround and hearth. Beamed ceiling and sash windows to the front and side apsect. Understairs storage cupboard. Television and telephone points. Recessed spotlights and radiator.

DINING KITCHEN

Range of wall and basel units with tiled splashbacks, incorporating a stainless steel, one and a half bowl single drainer sink unit. Four ring induction hob with extractor hood above. DeDietrich double oven. Integrated fridge freezer and dishwasher. Beamed ceiling. Wall light point, television point and stable style door to the utility/garden room. Two sash windows to the side aspect. Kitchen area with tiled floor and underfloor heating. Walk-in store cupboard and radiator. Space for dining table.

UTILITY /GARDEN ROOM

Plumbing for washing machine, stainless steel single and drainer unit with worktop. Cupboard housing the Worcester oil fired central heating boiler. Two Velux roof lights and casement windows to two sides. Stable door to the garden, recessed spotlights and radiator.

GUEST WC

White low flush WC and wash hand basin. Loft hatch. Part tiled walls. Recessed spotlights and radiator.

FIRST FLOOR LANDING

Stairs to the loft room. Airing cupboard housing the hot water cylinder and two radiators. Window overlooking the garden.

BEDROOM ONE

Sash window to the front aspect, television point and radiator.

BEDROOM TWO

Sash window to the side aspect and radiator.

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BEDROOM THREE
Sash window to the front aspect and radiator.

BATHROOM
Matching suite comprising of a panel bath with shower over, pedestal hand wash basin and low flush WC. Part tiled walls, oak flooring and extractor fan. Wall light/shaver point and radiator.

SECOND FLOOR LANDING AREA
Loft storage area.

LOFT ROOM
Currently used as bedroom with sloping ceiling with two Velux roof lights. Recessed spotlights and radiator.

EXTERIOR
The property benefits from an enclosed, south facing garden to the side of the property. The majority of it is laid to lawn with the addition of a raised patio area, covered area for a hot tub and path leading to the side entrance of the garage and workshop.. A timber handgate gives access onto Low Moorgate. There is vehicular access from Manor View to a gravelled drive with space to park two vehicles. The driveway leads to a good-sized garage with workshop area. There is also a timber garden shed.

GARAGE
21'0 x 10'2 (6.40m x 3.10m)
Concrete floor. Electric light and power. Up and over door to the front and personnel door to the side. Velux roof light.

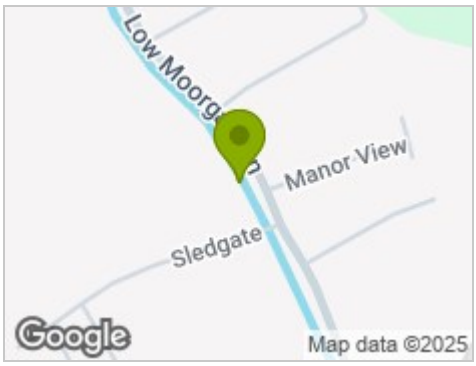
WORKSHOP AREA
12'6 x 6'11 (3.81m x 2.11m)

SERVICES
Oil central heating, mains connected to electric, water and drainage.

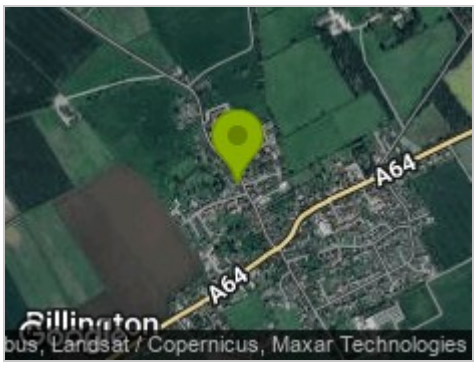
COUNCIL TAX BAND C

LOCATION
Rillington is a well-served village approximately four miles east of Malton. The village benefits from a popular primary school, shop and post office, two public houses, butchers shop and a doctor's surgery. Holly House is located on Low Moorgate, nearly opposite the Sledgate junction. The nearby towns of Malton and Norton offer secondary schooling and a comprehensive range of local amenities. The A64 offers excellent links to the surrounding area including Scarborough, York and Leeds.

Road Map



Hybrid Map



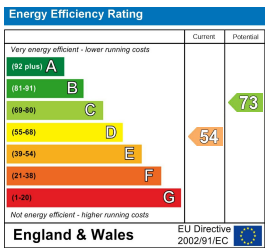
Terrain Map

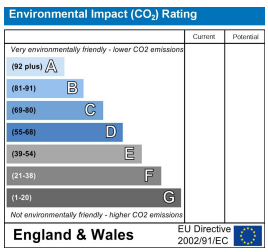
Floor Plan

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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