



## 48a Scarborough Road

Rillington, YO17 8LH

Offers Around £280,000



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A beautifully presented three bedroom detached family home in the lovely village of Rillington. The property offers plenty of parking with a detached garage to the rear and further parking to the front. Internally the accommodation is beautifully presented with an entrance hall, spacious sitting room which opens into the dining area with sliding doors out onto the rear garden. The kitchen is a good size with breakfast bar and modern fitted units to match. To the first floor there are three bedrooms and a lovely contemporary bathroom. The property is set back from the road with hedging to the front which provides extra privacy. The rear garden is set to astro turf with a decked area with pergola which is perfect for summer evenings and easy maintenance. The garage benefits from a side access door from the garden, light and power. A fantastic family home in a lovely village with plenty of amenities and easy access to the A64.

- THREE BEDROOM DETACHED FAMILY HOME
- DINING AREA WITH SLIDING DOORS OUT TO THE GARDEN
- EXCELLENT COMMUTER LINKS TO THE A64
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOW MAINTENANCE GARDEN WITH DECKING AND PERGOLA
- A LOVELY VILLAGE WITH PLENTY OF AMENITIES
- SPACIOUS SITTING ROOM WITH MULTI FUEL BURNING STOVE
- DETACHED GARAGE AND PLENTY OF PARKING
- PERFECT FOR FAMILIES

## Entrance Hall

Composite door to the front aspect, radiator with contemporary cover, stairs to the first floor and glazed door to the sitting room.

## Sitting Room

A lovely sized room with UPVC double glazed window to the front and side, TV point, understairs storage, coving to the ceiling and multi fuel burning stove with tiled hearth and exposed solid wood beam above. Opening to:

## Dining Room

With sliding patio doors out to the garden, LVT flooring and radiator with contemporary cover and glazed door to the kitchen.

## Breakfast Kitchen

With a range of cream wall and base units with wooden tops, built in microwave, 'Bosh' electric hob, electric oven with extractor hood above, plumbed for

washing machine, dishwasher, space for fridge freezer, ceramic 1 1/2 sink and drainer unit, radiator, breakfast bar, double storage cupboard housing the boiler and UPVC double glazed window to rear and door to the side aspect.

## First Floor Landing

Doors to the bedrooms and bathroom. UPVC double glazed window to the side elevation and loft access.

## Bedroom One

UPVC double glazed window to the front aspect, radiator and TV point.

## Bedroom Two

UPVC double glazed window to the rear aspect and radiator. Airing cupboard.

## Bedroom Three

UPVC double glazed window to the front elevation and radiator.

## Bathroom

A modern suite with bath with electric shower over with rainfall head, low flush WC, vanity wash basin, fully tiled with UPVC double glazed opaque window to the rear aspect and heated towel rail.

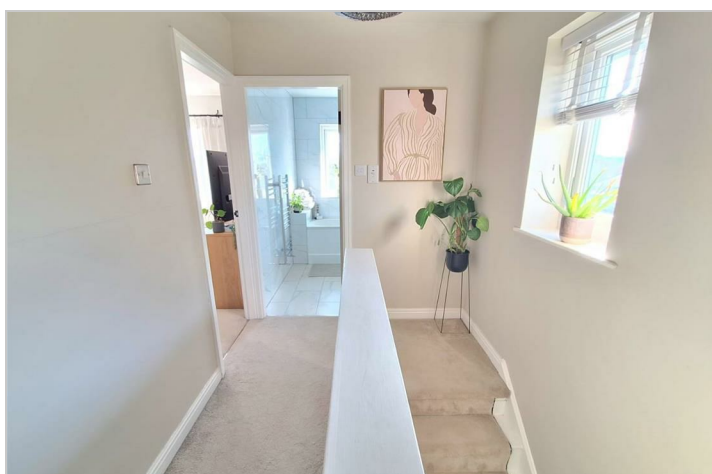
## Exterior

To the front of the property there is a hedge with parking area set back from the road. There is a shared access to the back of the property which leads to a single detached garage with up and over door, light, power and a side access door to the rear garden.

The rear garden is fully enclosed by fencing with side access gate leading to the drive. The garden is laid with artificial turf with a raised decked area with pergola and side access to the front of the property. There is additional parking spaces also to the rear of the property.

## Services

Mains connected to water, drainage, electric and oil central heating.



## 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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