

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	85
<b>England &amp; Wales</b>	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



## 67, Long Meadows, Rillington, YO17 8LY Guide price £220,000

67 Long Meadows is a warm and inviting three-bedroom semi-detached home ideally situated in the sought-after village of Rillington. This well-maintained property offers a fantastic opportunity for first-time buyers and growing families alike, with a flexible and functional layout, stylish finishes, and ample outdoor space.

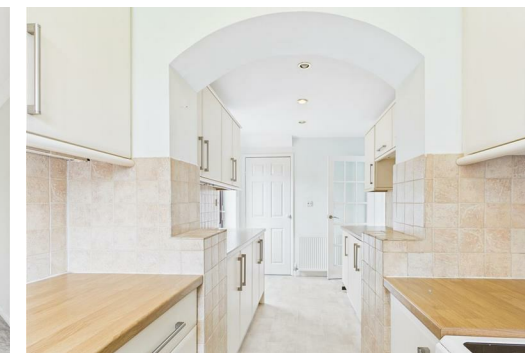
The ground floor comprises of a modern kitchen, fitted with a generous range of units, tiled splashbacks, and under-cupboard lighting. The thoughtful layout provides ample worktop space, ideal for both everyday living and entertaining.

The open plan living/dining room is filled with natural light from the rear window and offers a comfortable and versatile space for relaxing or hosting family meals. A stone hearth with an electric fire creates a charming focal point, adding character and warmth.

To the first floor are three bedrooms: the principal bedroom benefits from a large built-in wardrobe, offering excellent storage without compromising on space. The family bathroom is fully tiled and includes a shower over bath, vanity unit, and modern fittings – ready for immediate use but with scope for future personalisation.

Outside, there is a lawned front garden, paved driveway and a spacious rear garden. A garden shed adds useful additional storage.

Finished to a high standard throughout, this lovely home offers the opportunity to move straight in, yet still provides the potential to make it your own in time.



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6-8 Market St, Malton, North Yorkshire YO17 7LY

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**LOCATION**

Rillington is a well-served village with a number of amenities including shop and post office, primary school, two pubs, butcher's shop and Doctor's surgery. A regular bus service passes through the village and the A64 provides easy access to the nearby market town of Malton (5 miles), Scarborough and York (18 and 23 miles).

**LIVING ROOM**

11'5" x 15'11" (3.50 x 4.87)

**DINING ROOM**

7'2" x 10'3" (2.20 x 3.14)

**KITCHEN**

7'1" x 10'1" (2.18 x 3.08)

**HALLWAY**

4'1" x 7'10" (1.27 x 2.40)

**BEDROOM ONE**

8'9" x 13'8" (2.69 x 4.19)

**BEDROOM TWO**

9'1" x 10'11" (2.79 x 3.34)

**BEDROOM THREE**

5'9" x 8'7" (1.77 x 2.62)

**LANDING**

5'8" x 11'1" (1.75 x 3.40)

**BATHROOM**

5'6" x 6'5" (1.70 x 1.96)

**GARDEN**

**EPC RATING D**

**COUNCIL TAX BAND B**

