



**71 Long Meadows
Rillington, YO17 8LY
Offers over £200,000**


WILLOWGREEN
ESTATE AGENTS

71 Long Meadows, Rillington, YO17 8LY

Located in the popular village of Rillington, 71 Long Meadows is a three-bedroom semi-detached property offering a great opportunity for buyers looking for a project with potential.

The ground floor features a spacious open-plan lounge and dining area, with French doors leading out to the rear garden. The kitchen, situated to the side, includes a side door providing direct access to the driveway.

Upstairs, the property offers three bedrooms and a central family bathroom fitted with a bath and overhead shower.

ENTRANCE HALL

4'2" x 8'0" (1.29 x 2.46)

LOUNGE

11'7" x 16'2" (3.55 x 4.93)

DINING ROOM

7'2" x 10'6" (2.20 x 3.22)

KITCHEN

7'3" x 10'3" (2.23 x 3.13)

LANDING

1.255'10" x 11'1" (1.78 x 3.38)

BEDROOM ONE

8'10" x 14'1" (2.70 x 4.30)

BEDROOM TWO

9'2" x 12'5" (2.80 x 3.80)

BEDROOM THREE

5'10" x 8'9" (1.80 x 2.69)

BATHROOM

5'6" x 6'5" (1.70 x 1.97)

GARAGE

9'10" x 19'10" (3.02 x 6.06)

EXTERIOR

LOCATION

Rillington is a well-served and popular village situated just off the A64, offering easy access to both Malton and Scarborough. The village benefits from a range of local amenities including a primary school, village shop, post office, pub, and regular bus services. Surrounded by open

countryside, Rillington offers a balance of rural living with convenient links to nearby market towns and the Yorkshire coast, making it a great location for families, commuters, or those seeking a quieter pace of life.





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Approximate total area⁽¹⁾
89.4 m²

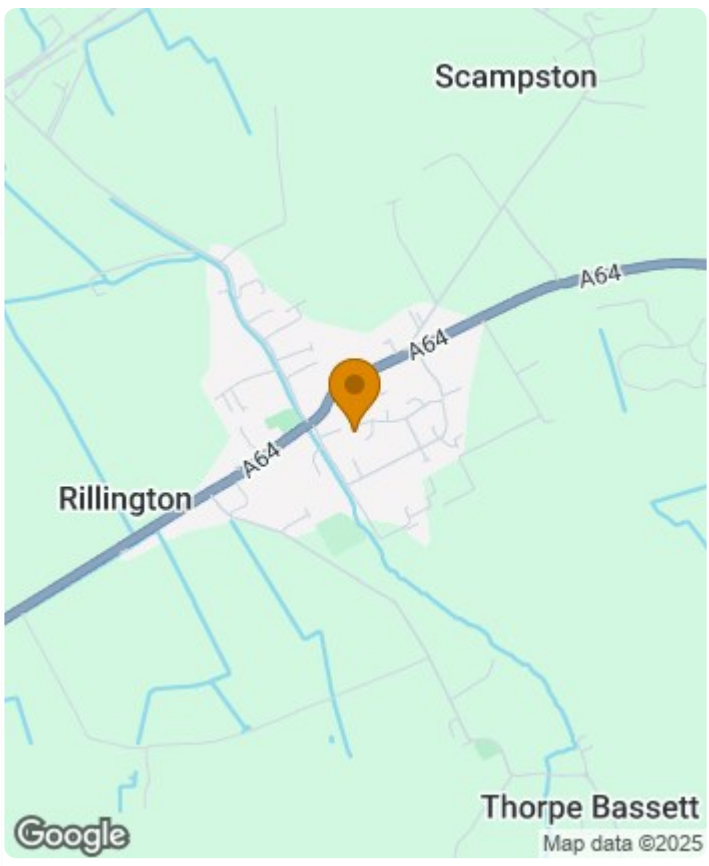
Reduced headroom
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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