



Energy Efficiency Rating	
Current	Potential
76	85

  

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

### 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

## 3, Eastfield, Malton, North Yorkshire, YO17 8JN Guide price £299,950

\*\*\*360 VIRTUAL TOUR AVAILABLE\*\*\*

\*\*\*HIGH EPC RATING with solar panels and ecodan air source heat pump\*\*\*

An immaculately presented four bedroom semi-detached home, with the benefit of a private driveway and far reaching views at the rear onto farmland. Situated in a popular village location giving easy access to the A64 for commuting, and within 5 miles of Malton and its extensive amenities.

The accommodation briefly comprises; entrance hallway, sitting room with log burning stove, sunroom with French doors out onto rear garden, spacious kitchen/diner, utility and guest cloakroom. To the first floor is the master bedroom with en-suite, two double bedrooms, a further fourth bedroom/study and house bathroom.

Outside the property benefits from an enclosed rear garden with beautiful countryside views and a private driveway with ample parking to the front.

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. 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.

EPC Rating C



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

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

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



**ENTRANCE HALLWAY**

**SITTING ROOM**

9'1" x 21'5" (2.77 x 6.55)  
Window to front aspect, log burner with wooden surround, power points, radiator.

**SUN ROOM**

6'8" x 8'10" (2.04 x 2.71)  
Window to front side and rear aspect, power points.

**UTILITY ROOM**

8'8" x 7'1" (2.65 x 2.16)  
Window and door to side aspect, plumbing for washing machine, space for dryer, power points.

**KITCHEN/DINING ROOM**

11'11" x 21'1" (3.64 x 6.44)  
Bay window to front aspect, range of wooden fitted wall and base units with work surfaces, breakfast bar, built in electric oven and grill, electric hob with extractor over, sink and drainer unit with extendable tap, integrated dishwasher, space for fridge/freezer, power points.

**GUEST CLOAKROOM**

Built in flush WC, hand wash basin.

**FIRST FLOOR LANDING**

Loft access.

**BEDROOM ONE**

Window to front aspect, built in cupboards, power points, radiator.

**EN-SUITE**

Fully tiled, built in flush WC, walk in shower enclosure, built in sink.

**BEDROOM TWO**

Window to front aspect, power points, radiator.

**BEDROOM THREE**

Window to rear aspect, power points, radiator.

**BEDROOM FOUR**

Window to rear aspect, power points, radiator.

**BATHROOM**

Window to rear aspect, panel enclosed bath with overhead shower, low flush WC, hand wash basin with pedestal.

**OUTSIDE**

Ample parking and private drive to the front. Mainly laid to lawn garden at the rear with beautiful countryside views, patio seating area and summerhouse currently used as a gym.

**SERVICES**

Air source heat pump, radiators, electric

**COUNCIL TAX BAND C**

**TENURE**

Freehold

