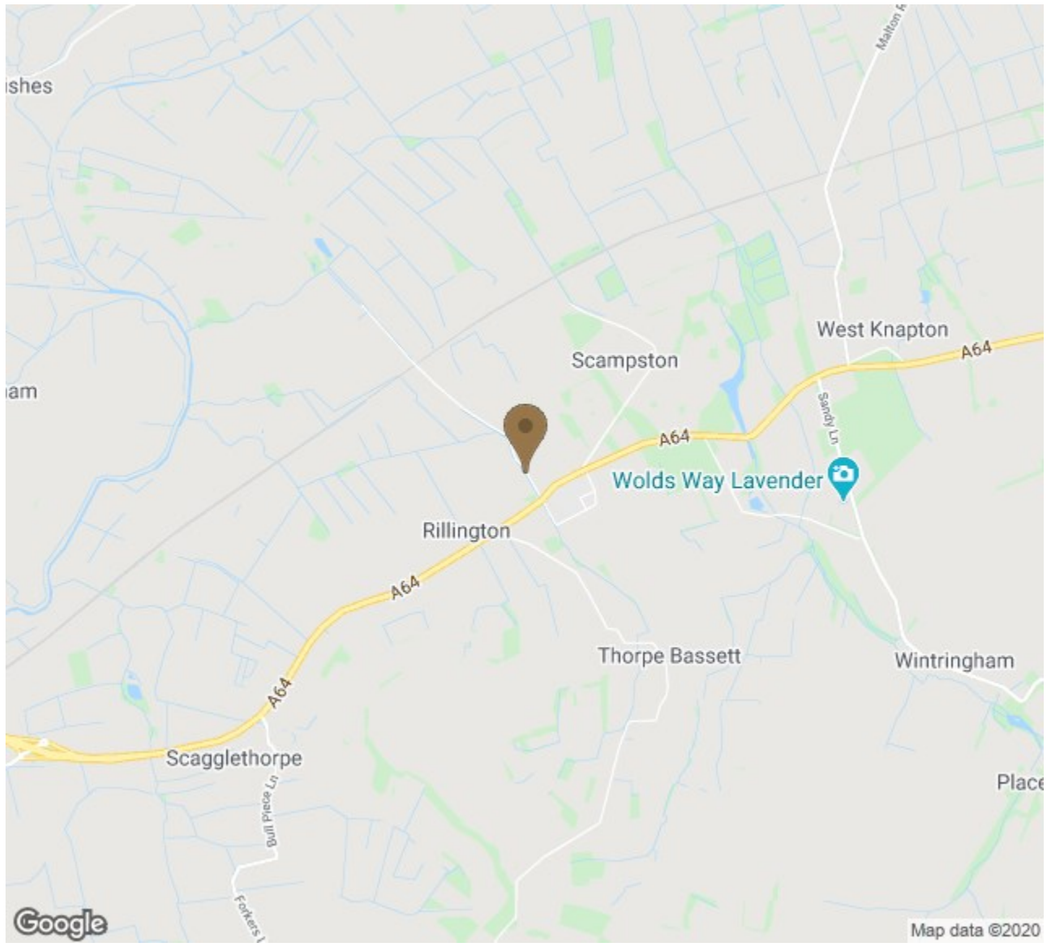
WILLOWGREEN

ESTATE AGENTS



74, Low Moorgate, Rillington, Yorkshire, YO17 8JW

Guide price £385,000

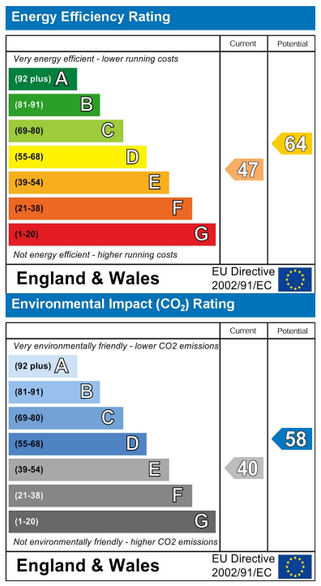
74 Low Moorgate is a beautifully presented detached house located in Rillington dating back to the 1950's with open country views to the rear.

The accommodation to the ground floor briefly comprises; entrance hall, living room with multi-fuel stove, family kitchen with doors onto garden, utility room, study/fourth bedroom and guest cloakroom. To the first floor there are three good sized bedrooms with an en-suite to the master and house bathroom.

To the outside there is a mainly laid to lawn garden to the rear aspect with shed and patio area. Attached to one side of the house is a larger than average garage; subject to securing the necessary permissions there may be scope to extend over this, if required. To the front aspect there is driveway parking for multiple vehicles and a lawned grass area.

Rillington is an especially 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 respectively). Number 74 is located towards the far end of Low Moorgate and is clearly identified by our 'For Salboard.

EPC Rating E



Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916 600 | Website: 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

ENTRANCE HALLWAY
10'5" x 8'6" (3.2 x 2.6)
Staircase leading to the first floor. Under stairs storage cupboard. Tiled floor. Coving. Half panelled walls. Casement window to the side. Radiator.

LIVING ROOM
18'8", x 16'4" (5.7, x 5.0)
Windows to front and side aspect. Cast iron multi fuel stove. Television point. Telephone point. Two radiators.

KITCHEN
20'8" x 14'9" plus 11'9" x 4'11" (6.30 x 4.50 plus 3.6 x 1.5)
Open plan family kitchen, triple aspect. A wide range of granite surfaces, including breakfast bar and kitchen cabinets. Ceramic sink unit with mixer tap. Electric double oven, four ring hob, extractor along with an integrated dish washer. Floor tiling and exposed beams. Casement windows to the side and rear aspect. A further two Velux roof lights, two radiators and french doors leading onto the back garden.

UTILITY
8'2"x 5'10" (2.5x 1.8)
Fibreboard oil fired central heating boiler. Tumble dryer vent. Washing machine point. Fitted cupboard and worktop with a door to the front.

STUDY / BEDROOM FOUR
7'10" x 6'6" (2.4 x 2.0)
Rear aspect casement window. Radiator.

GUEST CLOAKROOM
4'11" x 3'3" (1.5 x 1.0)
Wash basin and Low flush WC.

FIRST FLOOR LANDING
Casement window to the side. Loft hatch(partly boarded). Half panelled walls.

MASTER BEDROOM
13'1" x 11'9" (4.0 x 3.6)
Windows to front and side aspect, fitted wardrobes, power points and TV point.

MASTER EN-SUITE
8'6" x 4'3" (2.6 x 1.3)
Double shower cubicle. Vanity unit and low flush WC. Extractor fan. Tiled flooring along with fully tiled shower cubicle.

BEDROOM TWO
11'9" x 11'9" (3.6 x 3.6)
Radiator. Rear facing casement window.

BEDROOM THREE
8'6" x 7'10" (2.6 x 2.4)
Radiator. Frontward facing casement window.

HOUSE BATHROOM
13'1" x 7'10" (4.0 x 2.4)
Wash basin, low flush WC. Extractor fan. Part tiled walls and tiled floor. Fitted storage cupboard. Two rearward facing casement windows.

GARDEN
Gardens lay to front and rear of the house, they are of a generous size mainly comprising of lawn along with timer decking. Timber garden shed. Water tap. Outdoor lighting. Large drive way.

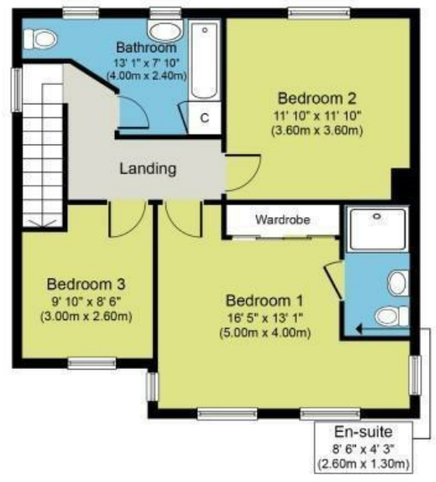
GARAGE
19'8" x 13'5" (6.0 x 4.1)
Electric lighting and power. casement window. Roller shutter door, additional door to the rear.

COUNCIL TAX BAND E

SERVICES
Mains water electric and drainage. Oil fired central heating.

TENURE
Freehold

Ground Floor
Approximate Floor Area
1,184 sq. ft.
(110.0 sq. m.)



First Floor
Approximate Floor Area
614 sq. ft.
(57.0 sq. m.)