

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | 87 |
| (81-91) B | 75 | |
| (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 (CO ₂) Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | 87 |
| (81-91) B | 77 | |
| (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 | © |

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | 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



**Lilac Cottage, Wintringham, Malton,
North Yorkshire, YO17 8HX**
Offers in excess of £295,000

Lilac Cottage is a beautifully presented three bedroom country cottage with well maintained gardens to the front and rear and a garage. This property is located within the peaceful village of Wintringham enjoying far reaching countryside views to the rear.

The accommodation briefly consists of; entrance hall, sitting room, kitchen/dining room and guest cloakroom. To the first floor there are three bedrooms and family bathroom.

This home is the perfect property for families after a lovely village location with plenty of space.

Wintringham is a traditional and peaceful village located approximately one 1/2 miles south of the A64 road. The village is nestled on the edge of the Yorkshire Wolds but enjoys quick access to Scarborough, Malton and York. The nearby village of Rillington offers a range of basic amenities including primary school, village shop and post office, a butchers, two pubs and a doctor's surgery.

EPC Rating C



ENTRANCE HALLWAY

Door to front, window to side, wooden flooring, radiator.

GUEST CLOAKROOM

Low flush WC, wash hand basin, extractor fan.

SITTING ROOM

12'0" x 13'3" (3.67m x 4.06m)

Window to front aspect, TV point, radiator, power points.

KITCHEN/DINING ROOM

10'4" x 21'9" (3.15m x 6.63m)

Window to rear aspect, wooden style flooring, a range of wall and base units with roll top work surfaces, tiled splashback, Belfast sink, Range cooker, plumbed for washing machine, space for dishwasher, radiator, power points, double doors to rear.



FIRST FLOOR LANDING

Window to side aspect, loft access, power points.

MASTER BEDROOM

10'10" x 11'2" (3.32m x 3.41m)

Window to rear aspect, radiator, TV point, power points.

BEDROOM TWO

11'6" 10'3" (3.52m 3.14m)

Window to front aspect, radiator, power points.

BEDROOM THREE

9'11" x 7'11" (3.03m x 2.42m)

Window to front aspect, radiator, power points, storage cupboard.

FOUUR PIECE BATHROOM SUITE

Window to rear aspect, tiled style flooring, spotlights, panel enclosed bath with mixer taps and tiled splashback, low flush WC, wash hand basin with pedestal, enclosed shower with electric power shower, extractor fan, heated towel rail.

GARDEN

To the front of the property is a pathway leading to the front door with laid to lawn either side. Side access to the rear garden, fence enclosed with small patio area and laid to lawn, outdoor tap and external light.

GARAGE

Window to side, up and over door, power and lighting.

COUNCIL TAX BAND C

SERVICES

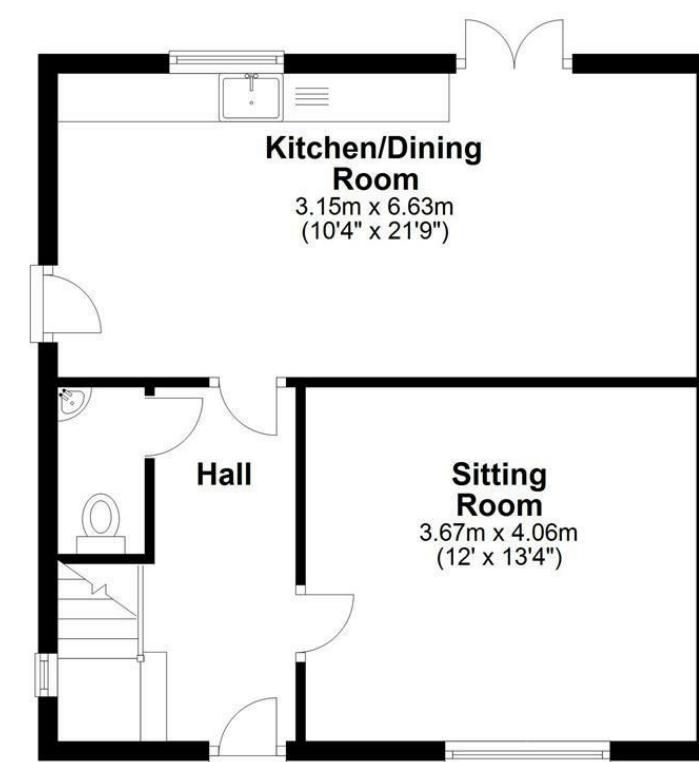
Oil fired central heating, mains water, mains drainage.

TENURE

Freehold.

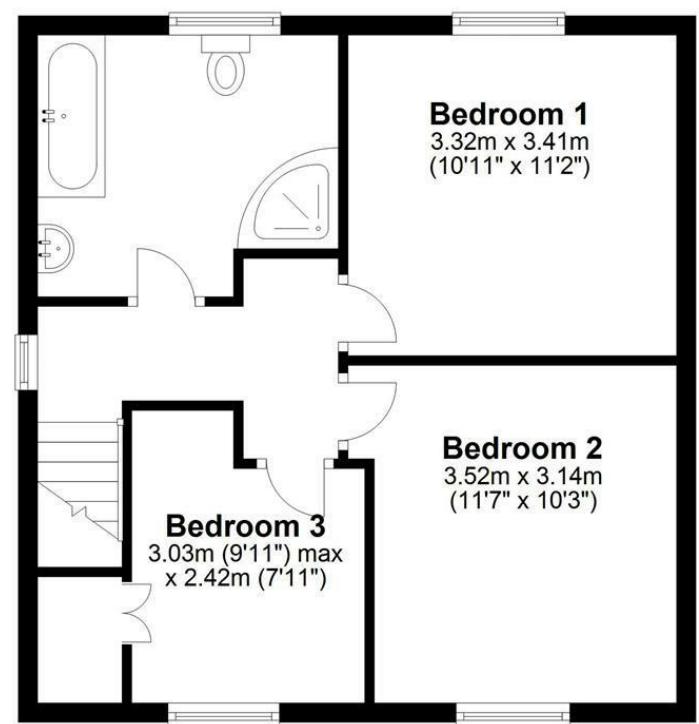
Ground Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



First Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



Total area: approx. 91.8 sq. metres (987.7 sq. feet)

Lilac Cottage, Wintringham