

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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](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.

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WILLOWGREEN  
ESTATE AGENTS



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 ½ 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.

**FOUR 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.

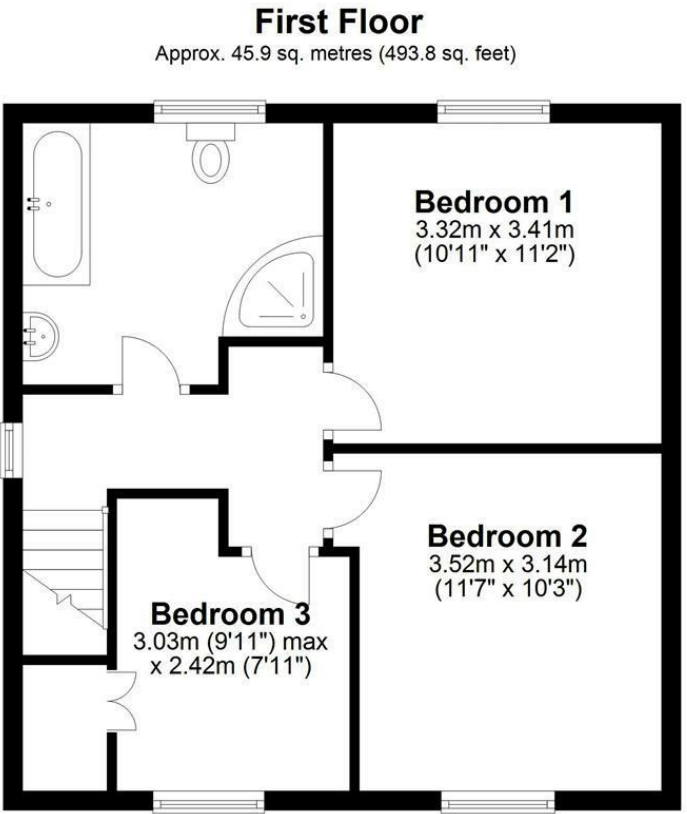
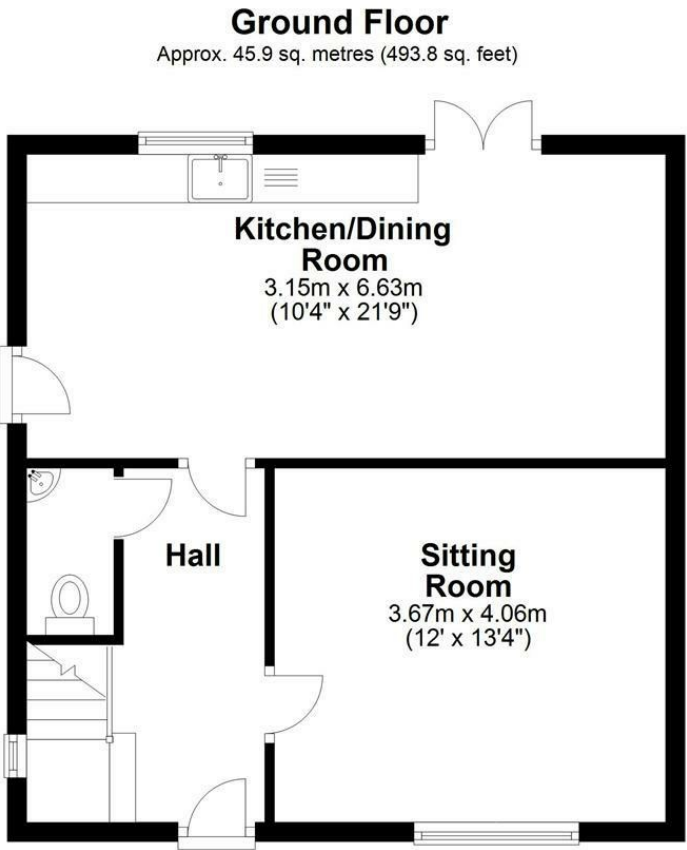
**COUNCIL TAX BAND C**

**SERVICES**

Oil fired central heating, mains water, mains drainage.

**TENURE**

Freehold.



Total area: approx. 91.8 sq. metres (987.7 sq. feet)  
**Lilac Cottage, Wintringham**