

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	68
(39-54) E	48
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) 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	
EU Directive 2002/91/EC	
England & Wales	

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

18, High Street, Rillington, Malton, North Yorkshire, YO17 8LA Guide price £260,000

18 High Street is a detached four bedroom property situated on this elevated position overlooking the village beck and within walking distance of the village's amenities.

In brief the property comprises; entrance hallway, dining room, living room, snug/ground floor bedroom, ground floor bathroom, breakfast kitchen and sun room. To the first floor there is a spacious landing, two double bedrooms with en-suites and the third bedroom. Outside, the property has a garage, driveway parking for multiple vehicles and a low maintenance garden to rear.

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).

EPC Rating E



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

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

ENTRANCE PORCH

UPVC double glazed window facing the side aspect, window facing the rear aspect and tiled flooring.

ENTRANCE HALLWAY

6'3" x 20'5" (1.93 x 6.23m)

Window facing the side aspect, radiator, laminate flooring, under stairs cupboard and stairs to the first floor landing.

DINING ROOM

11'11" x 12'1" (3.64m x 3.69m)

UPVC double glazed windows facing the front and side aspects, radiator and power points.

LIVING ROOM

11'11" x 19'5" (3.65m x 5.94m)

UPVC double glazed window facing the front aspect, solid fuel burner with glass door, radiator, laminate flooring, TV point and power points.

KITCHEN

15'8" x 11'4" (4.79m x 3.46m)

UPVC double glazed windows facing the side and rear aspects, range of wall and base units with roll top work surfaces, sink and drainer unit, plumbed for washing machine, plumbed for dishwasher, space for fridge/freezer, space for tumble dryer, electric oven, four ring gas hob, extractor hood, radiator, laminate flooring and power points.

SUN ROOM

9'2" x 8'9" (2.81m x 2.68m)

Half brick and UPVC double glazed, ceiling fan, radiator, laminate floor and doors leading out onto the garden.

GROUND FLOOR BATHROOM

9'0" x 7'6" (2.75m x 2.29m)

UPVC double glazed window facing the rear aspect, four piece bathroom suite comprising of; corner bath with mixer taps, wash hand basin with vanity unit, tiled shower cubicle, low flush WC, radiator and tiled floor.

SNUG/BEDROOM FOUR

9'0" x 12'0" (2.75m x 3.67m)

UPVC double glazed windows facing the side and rear aspects, radiator and power points.

FIRST FLOOR LANDING

15'5" x 7'3" (4.72m x 2.22m)

UPVC double glazed windows facing the side and rear aspects, radiator, laminate flooring and access to the loft.

BEDROOM ONE

15'4" x 12'5" (4.69m x 3.80m)

UPVC double glazed window facing the side aspect, radiator, laminate flooring, built in wardrobe and ceiling fan.

EN-SUITE

4'7" x 11'3" (1.40m x 3.44m)

Two piece bathroom suite comprising of; low flush WC, wash hand basin with vanity unit, tiled splash back and eaves storage cupboard.

BEDROOM TWO

12'4" x 11'11" (3.76m x 3.65m)

UPVC double glazed window facing the side aspect, radiator, laminate flooring and power points.

EN-SUITE

4'4" x 11'10" (1.34m x 3.62m)

Two piece bathroom suite comprising of; low flush WC and wash hand basin with vanity unit, tiled splash back and eaves storage cupboard.

BEDROOM THREE

11'10" x 6'6" (3.61m x 2.00m)

UPVC double glazed window facing the front aspect, radiator, laminate flooring and power points.

OUTSIDE

FRONT GARDEN

Variety of plants and shrubs, driveway, garage and lawned area.

REAR GARDEN

Enclosed garden, patio area, seating area, raised borders, greenhouse and shed.

GARAGE

Power and light.

PARKING

Driveway parking.

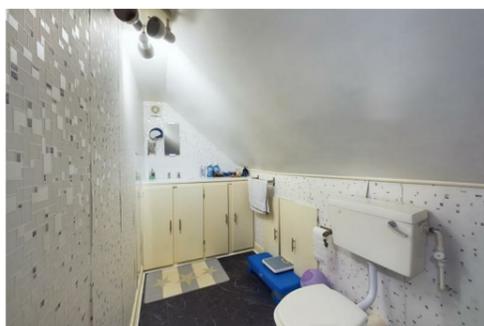
SERVICES

LPF heating and mains drainage.

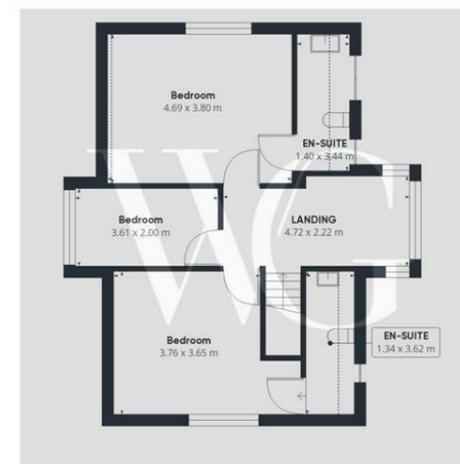
TENURE

Freehold

COUNCIL TAX BAND D



Floor 1



Floor 2

WG

Approximate total area⁽¹⁾

151.89 m²

Reduced headroom

3.51 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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