



27 Scarborough Road
Rillington, Malton, North Yorkshire YO17 8LH
Offers in the region of £195,000

WILLOWGREEN
ESTATE AGENTS

360 VIRTUAL TOUR AVAILABLE A charming two bedroom end-terraced cottage with off-road parking and detached garage. This home has undergone a full renovation in recent years including: full rewire, new UPVC double glazed windows, new boiler, new oil tank, new kitchen and bathroom. This home is move in ready!

In brief, this home comprises; fitted kitchen/breakfast room, dining room/snug and additional sitting room to the ground floor. To the first floor there are two good sized double bedrooms and a bathroom. Externally, there is off-street parking, a detached garage and rear enclosed and private garden.

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 E



ENTRANCE**COUNCIL TAX BAND****KITCHEN** 12'9" x 6'11" (3.89m x 2.12m)

Window to side aspect, range of fitted wall and base units with wooden work surfaces, tiled splashback, sink and drainer unit with mixer taps, integrated electric oven and induction hob, under counter fridge/freezer, plumbing for washer, power points, radiator.

DINING AREA 8'7" x 10'9" (2.62m x 3.29m)

Window to side aspect, power points, radiator.

HALLWAY SNUG/STUDY

8'9" x 11'10" (2.68m x 3.62m)

Window to side aspect, power points, radiator.

SITTING ROOM 11'8" x 11'11" (3.57m x 3.65m)

Window to front aspect, ceiling rose, TV point, electric fire point with wooden surround, stone hearth, power points, radiator.

FIRST FLOOR LANDING**BEDROOM ONE** 10'2" x 12'1" (3.10m x 3.69m)

Window to front aspect, fitted mirrored wardrobes, airing cupboard, power points, radiator.

BEDROOM TWO 8'7" x 10'8" (2.62m x 3.27m)

Window to side aspect, power points, radiator.

BATHROOM

Window to side aspect, panel bath with electric shower over, low flush WC, pedestal hand wash basin, radiator and tiled flooring.

OUTSIDE

Secure gated tarmac drive area leading to detached garage. A side access path to the rear garden which is private and enclosed. Storage shed and various mature plant and shrubs with hedging to the boundary.

GARAGE

Up and over door to the front, side access window and door.

SERVICES

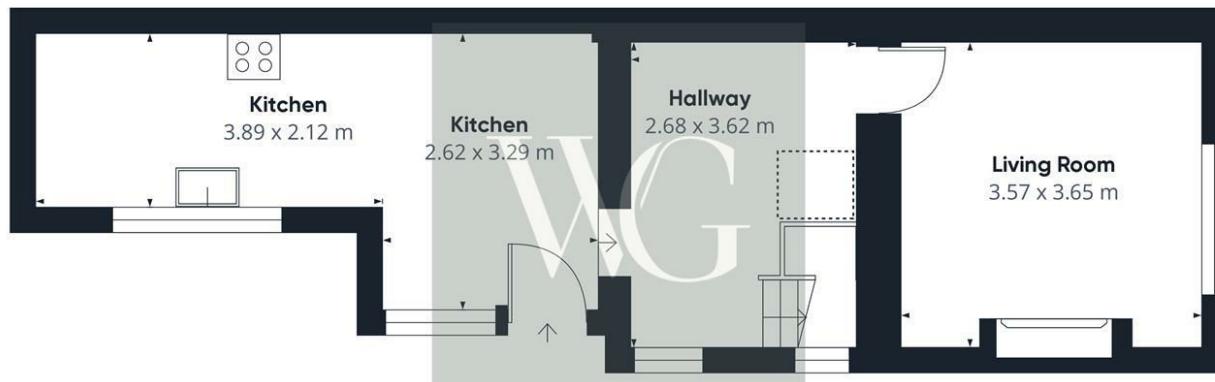
Mains connected to water, drainage and electric. Oil tank services the heating.

TENURE

Freehold.







Floor 1



Floor 2

WG

Approximate total area⁽¹⁾
67.95 m²

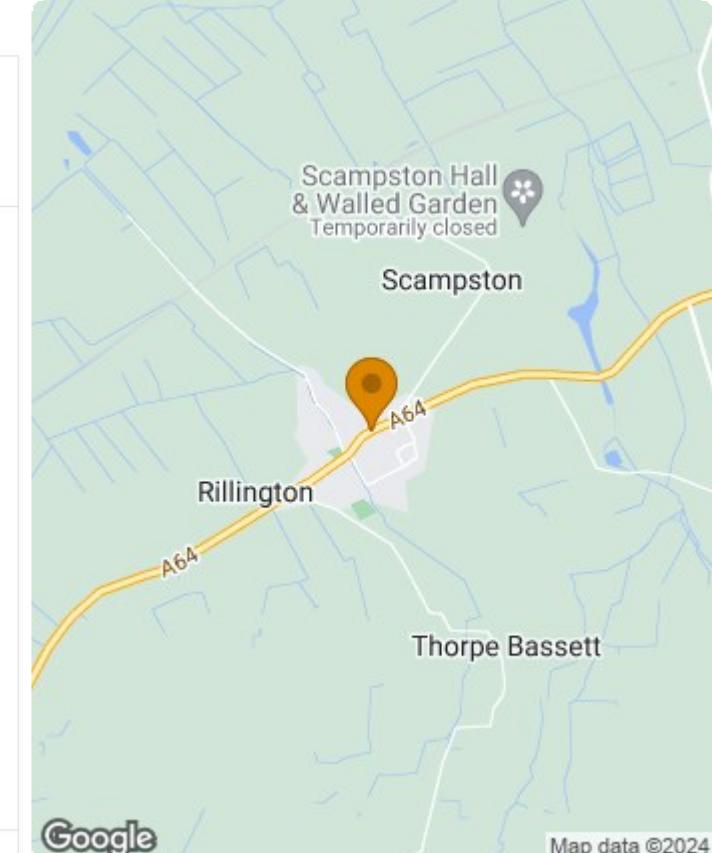
Reduced headroom
0.76 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 300



Map data ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		54
(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		
(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			
England & Wales		EU Directive 2002/91/EC	



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