



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	60
(39-54) E	
(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	61
(39-54) E	65
(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

8, Manor View, Rillington, Malton, Yorkshire, YO17 8JY Guide price £195,000

8 Manor View in Rillington is a well presented two bedroom, semi-detached home enjoying beautiful country views in a popular village location. This property briefly comprises of; entrance hallway, sitting room, kitchen and conservatory. To the first floor, is a master bedroom and a second single bedroom with the house bathroom. Low maintenance lawned front and rear garden, garage and driveway parking.

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 D



01653 916 600 | enquiries@willowgreenestateagents.co.uk

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

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ENTRANCE HALL

Door to side aspect, coving, radiator, stairs to first floor landing.

KITCHEN

7'10" x 12'0" (2.41 x 3.68)

Window to rear aspect, vinyl flooring, range of wall and base units with roll top surfaces and splash backs, plumbed for a washing machine, space for a fridge/freezer, integrated electric oven and hob with extractor hood and fan, power points.

CONSERVATORY

11'1" x 7'3" (3.38 x 2.21)

Window to front and side aspects, wooden flooring, power points, TV point.

SITTING ROOM

18'6" x 12'3" (5.64 x 3.75)

Window to front aspect, coving, dado rail, electric feature fireplace with stone and wooden surround, three wall lights and one ceiling light, under the stairs cupboard, TV point, telephone point, power points.

MASTER BEDROOM

11'3" x 10'1" (3.44 x 3.09)

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

BEDROOM TWO

9'0" x 12'3" (2.76 x 3.75)

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

HOUSE BATHROOM

Opaque window to side aspect, part tiled, wooden flooring, panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal and storage cupboard, heated towel rail, extractor fan.

GARAGE

Up and over door, parking for one vehicle, power and lighting.

GARDEN

Low maintenance lawned garden to the front and rear. Driveway for up to two vehicles.

SERVICES

Modern electric storage radiators.

COUNCIL TAX BAND B

