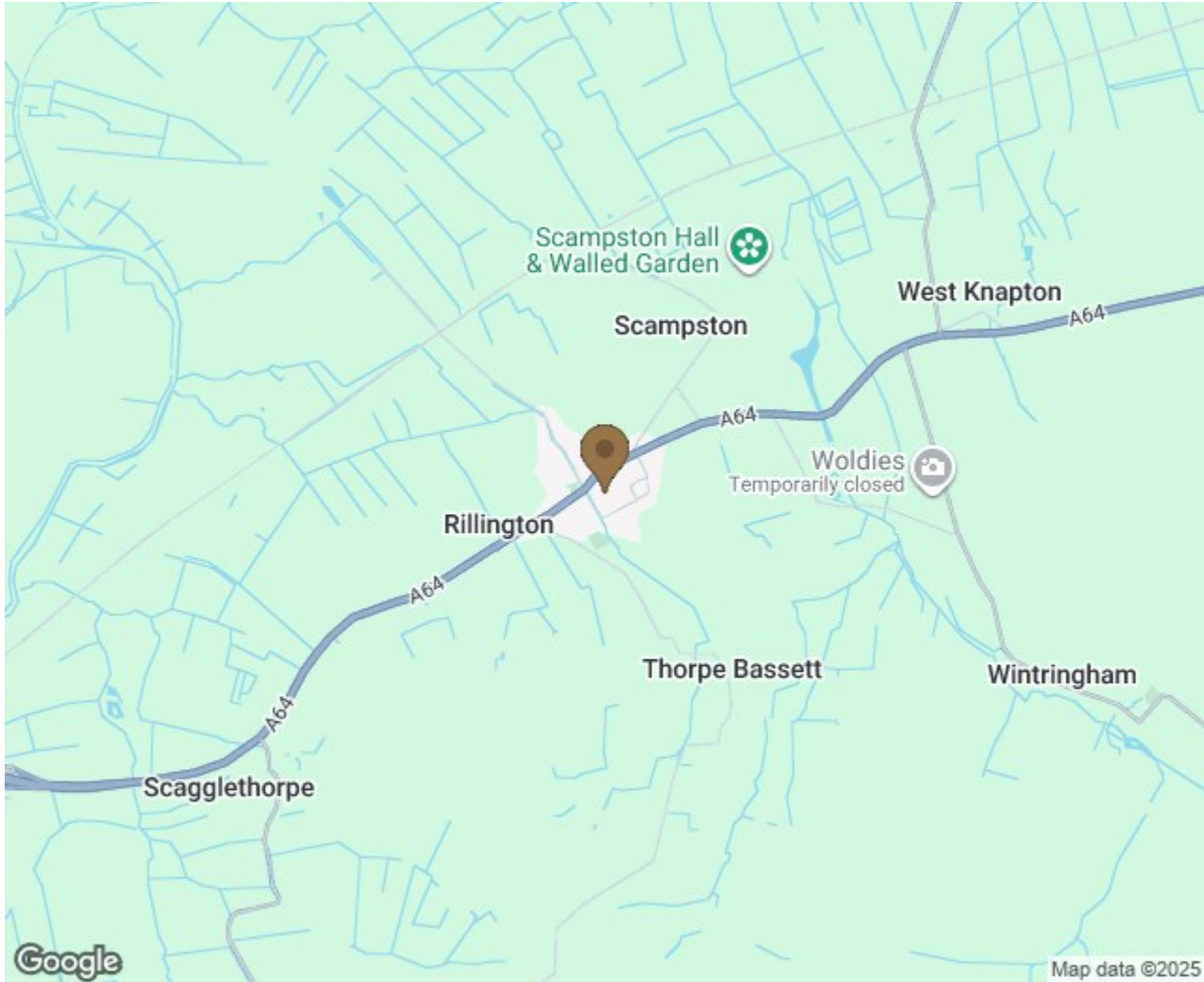




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		55	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂)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

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



71, Long Meadows, Rillington, YO17 8LY Offers over £200,000

Located in the popular village of Rillington, 71 Long Meadows is a three-bedroom semi-detached property offering a great opportunity for buyers looking for a project with potential.

The ground floor features a spacious open-plan lounge and dining area, with French doors leading out to the rear garden. The kitchen, situated to the side, includes a side door providing direct access to the driveway.

Upstairs, the property offers three bedrooms and a central family bathroom fitted with a bath and overhead shower.

Externally, the house benefits from a generous garden, hardstanding parking for approximately three vehicles, and a notably large garage measuring 3.02m x 6.06m, offering excellent potential for storage, workshop use, or further development (subject to the necessary consents).

This property would benefit from modernisation but provides a solid foundation to create a well-sized family home.



ENTRANCE HALL

4'2" x 8'0" (1.29 x 2.46)

LOUNGE

11'7" x 16'2" (3.55 x 4.93)

DINING ROOM

7'2" x 10'6" (2.20 x 3.22)

KITCHEN

7'3" x 10'3" (2.23 x 3.13)

LANDING

1.255'10" x 11'1" (1.78 x 3.38)

BEDROOM ONE

8'10" x 14'1" (2.70 x 4.30)

BEDROOM TWO

9'2" x 12'5" (2.80 x 3.80)

BEDROOM THREE

5'10" x 8'9" (1.80 x 2.69)

BATHROOM

5'6" x 6'5" (1.70 x 1.97)

GARAGE

9'10" x 19'10" (3.02 x 6.06)

EXTERIOR

LOCATION

Rillington is a well-served and popular village situated just off the A64, offering easy access to both Malton and Scarborough. The village benefits from a range of local amenities including a primary school, village shop, post office, pub, and regular bus services. Surrounded by open countryside, Rillington offers a balance of rural living with convenient links to nearby market towns and the Yorkshire coast, making it a great location for families, commuters, or those seeking a quieter pace of life.

