



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	68
(55-68) D	
(39-54) E	36
(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	54
(39-54) E	42
(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

21, High Street, Rillington, North Yorkshire, YO17 8LA Offers in excess of £299,950

21 High Street is a well presented and extended three double bedroom, cosy terraced cottage which overlooks the village beck to the front. The property offers low maintenance large gardens to the rear, a brick built double garage and rear access providing parking for multiple vehicles.

In brief this property comprises; entrance hallway with stairs leading to the first floor, sitting room with under stairs store, living room, dining room, kitchen, two utility rooms and guest cloakroom. To the first floor over two levels are three double bedrooms, two with fitted wardrobes and a recently installed bathroom.

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 respectively).

EPC Rating F



01653 916 600 | enquiries@willowgreenestateagents.co.uk

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

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



ENTRANCE HALLWAY

Door to front, stairs to first floor landing, fuse box and meter.

SITTING ROOM

15'2" x 10'1" (4.64m x 3.08m)

Window to front aspect, double sided log burning stove through to the living room, with brick surround and rustic beam above, radiator, TV points, telephone point, power points, under stairs store.

LIVING ROOM

14'4" x 10'7" (4.37m x 3.23m)

Steps down into the living room, window to front aspect, opaque window to side aspect, beams, wooden flooring, wall hung shelving, radiator, TV point, power points, additional fuse supply to extension.

DINING ROOM

8'9" x 13'10" (2.69m x 4.22m)

Tiled flooring, beams, wall lights, built-in store, radiator, power points.

KITCHEN

5'4" x 14'1" (1.65m x 4.31m)

Window to rear aspect, tiled flooring, a range of wall and base units with roll top work surfaces, double oven with grill (negotiable), integral extractor fan, tiled splashback, sink and drainer unit, space for dishwasher and fridge/freezer, power points, door to rear.

UTILITY ROOM

4'10" x 7'6" (1.48m x 2.30m)

Opaque window to side aspect, wooden style flooring, a range of wall and base units to roll top work surfaces, space for tumble dryer, plumbed for washing machine, power point, loft access (ladder and boarded).

GUEST CLOAKROOM

Opaque window to side aspect, wooden style flooring, low flush WC, integrated wash hand basin, wall hung shelving and mirror. Additional utility space with an internal stained glass window and wall and base units with roll top work surfaces.

FIRST FLOOR LANDING

Double radiator, built-in cupboard, boiler, power points, loft access (part boarded, no ladder).

MASTER BEDROOM

14'5" x 10'9" (4.41m x 3.29m)

Step up to bedroom one, window to side aspect, coving, fitted wardrobes, radiator, power points, loft access (no ladder, not boarded).

BEDROOM TWO

12'2" x 10'2" (3.73m x 3.11m)

Window to front aspect, coving, fitted wardrobes, power points.

BEDROOM THREE

9'5" x 10'6" (2.88m x 3.22m)

Window to rear aspect, textured ceiling, power points.

HOUSE BATHROOM

Opaque window to rear aspect, tiled flooring, part tiled walls, picture rail, textured ceiling, low flush WC, wash hand basin with vanity unit, panel enclosed bath with power shower, wall hung mirrored unit, shaver point, extractor fan, access to enclosed piping.

DOUBLE GARAGE

External light, up and over doors, power and lighting.

GARDEN

Enclosed large gardens to the rear, patio and pond directly outside and steps up to Pergola, paving and laid to lawn with plants and shrubs, access to double garage and large parking area for multiple vehicles. To the side and behind the garage is a summerhouse, large log store, greenhouse and vegetable plot, wall light, outside tap, additional outbuilding store.

ENCLOSED CARPARK AREA

Large enclosed carpark area for multiple vehicles.

REAR ACCESS

There is right of access off Woodlands Road down a track to the property. Shared access by the neighbouring property for bin access through the side gate.

OUTBUILDING

Power.

COUNCIL TAX BAND C

TENURE

The property is freehold with a flying freehold bathroom.

SERVICES

LPG gas, mains water and drainage.

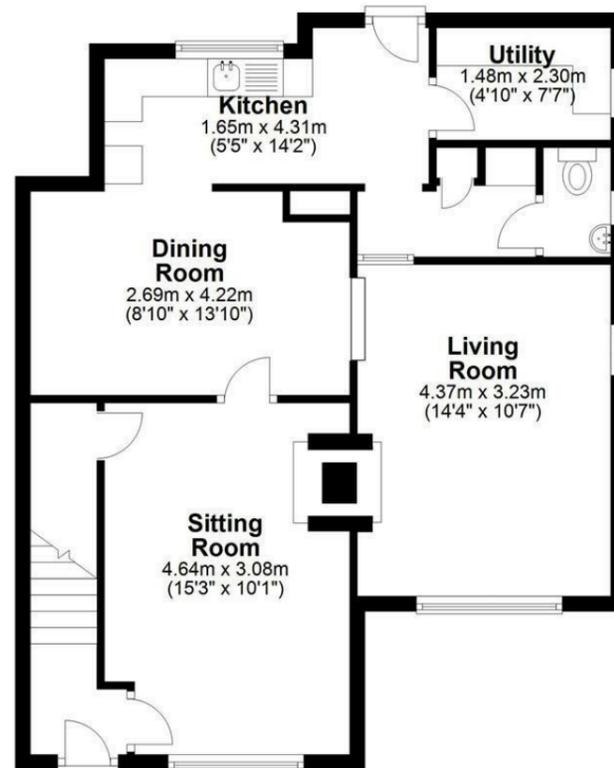
ADDITIONAL INFORMATION

The property dates back to the 1800's and was extended in the 1990's. There is 15 years left on the solar panel contract and this is transferrable.



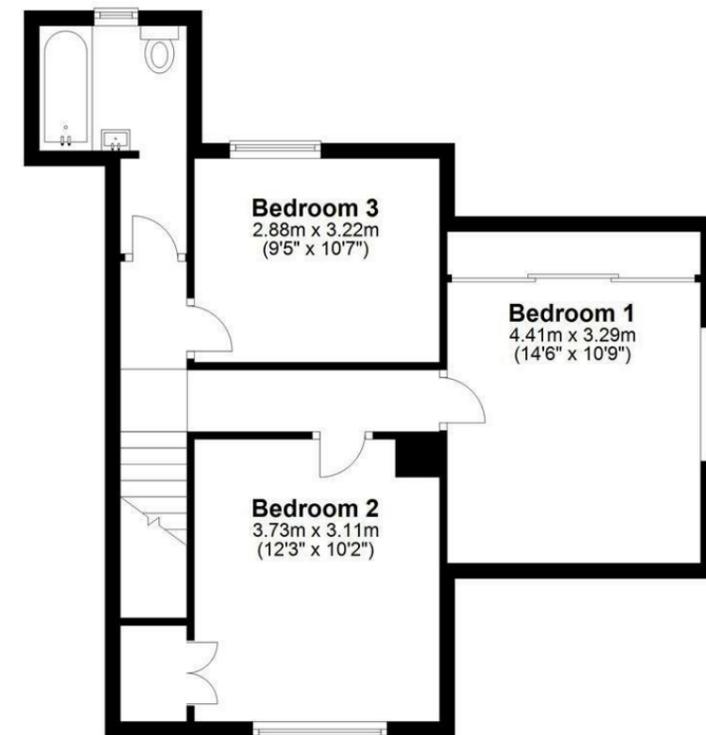
Ground Floor

Approx. 60.6 sq. metres (652.3 sq. feet)



First Floor

Approx. 49.8 sq. metres (535.6 sq. feet)



Total area: approx. 110.4 sq. metres (1187.8 sq. feet)

21 High Street, Rillington