



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS

**1 South Lea, Rillington,
Malton, YO17 8LR**

£360,000

- SUPERB FAMILY HOME
- MATURE CORNER PLOT
- LOVELY OPEN ASPECTS
- THREE BEDROOMS



Sizeable detached village home on a lovely corner plot with generous parking, garaging/workshop, three first floor bedrooms and extensive ground floor space. Popular village location, oil fired central heating, double glazed, lovely open aspects onto farmland from the mature and good sized gardens.



GENERAL

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DIRECTIONS

Rillington is a popular village approximately 4 miles east of Malton lying off the A64 which offers excellent road links both east and west. The village itself is served by a shop and post office, church, primary school, butchers, fish and chips shop, hairdressers, doctors and two public houses. The property is best found by heading from Malton into the village taking the first right turning into Collinson's Lane then left into South Lea. Number 1 can be clearly identified by our board.

COUNCIL TAX

Band D

SERVICES

Mains supplies of water, electricity and drainage are connected. Oil central heating system.

ENTRANCE HALLWAY

Entrance door, stairs off to first floor, radiator, leading off to:

SITTING ROOM

17'1" x 11'10" (5.21m x 3.61m)

Bow style front window, side window, open fire with solid fuel stove inset, radiator.

DINING ROOM

15'1" x 13'9" (4.6m x 4.19m)

French doors into the garden at the rear.



KITCHEN

14' 9" x 9' 10" (4.5m x 3m)

Fitted with a good range of base and wall units, built-in electric oven, four ring hob with extractor over, windows front and side, radiator, breakfast bar.

UTILITY ROOM

7' 7" x 5' 11" (2.31m x 1.8m)

Plumbing for washing machine, rear entrance door.

SIDE HALLWAY

Rear window, door to the garage, radiator, built-in storage cupboard.

BATHROOM

8' 10" x 7' 7" (2.69m x 2.31m)

White suite comprising bath, separate shower cubicle, WC and wash hand basin. Two rear windows, heated towel rail.

FIRST FLOOR LANDING

Radiator, leading off to:

BEDROOM 1

11' 6" x 10' 6" (3.51m x 3.2m)

Front window, fitted wardrobes.

BEDROOM 2

11' 10" x 9' 10" (3.61m x 3m)

Side window, radiator.

BEDROOM 3

11' 10" x 6' 3" (3.61m x 1.91m)

Side window, access to eaves storage, radiator.

OUTSIDE

South facing gardens with views over the Wolds lying mainly to the side and front of the property. Well established planting. Block paved patio at the rear. Ample parking and large garage for up to 3 vehicles with up and over front door, oil central heating boiler, doors into both the property and garden. Lighting and power.

GARDEN ROOM

12' 2" x 11' 6" (3.71m x 3.51m)

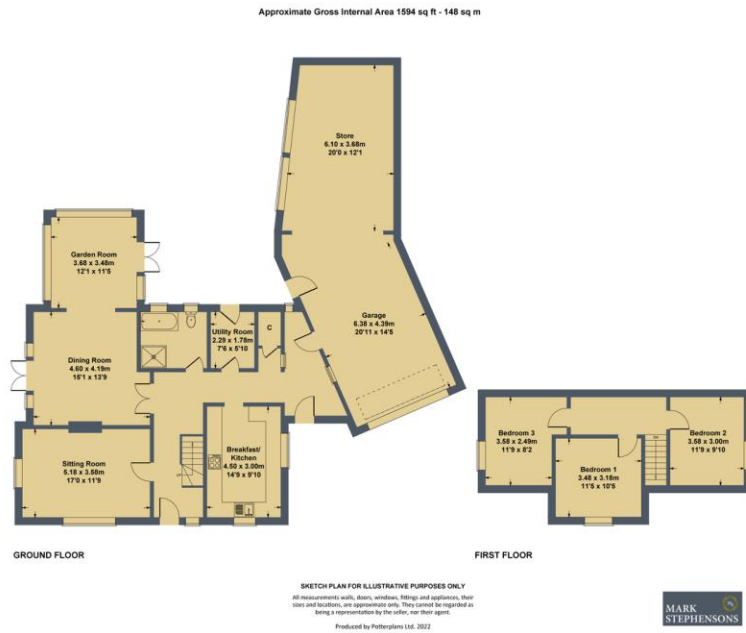
Windows to three sides and French doors into the garden. Two radiator.

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Approx. gross internal floor area: 1243 Sq. Ft / 115 Sq. M.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Floorplan

Every attempt has been made to ensure accuracy however, measurements are approximate, and for illustrative purposes only. Not to scale.