

Mark Stephenson's

ESTATE & LETTING AGENTS



14 Sledgate Garth, Rillington, YO17 8JS

£215,000

- Offered for sale with no onward chain
- Generous layout to the ground floor
- Oil fired central heating system
- Open aspects onto adjacent farmland
- Three bedrooms - one down & two up
- Established gardens & single garage
- Extends to approx 1082 sqft internally
- Large untapped eaves/roof space

14 Sledgate Garth, Rillington YO17 8JS

Believed to have been in the early 1960's 14 Sledgate Garth is now offered for sale for the first time in over 60 years offering an excellent opportunity for modernisation. Extending to approx 1082 sqft internally, particularly generous at the ground floor with hallway, bathroom, bedroom, lounge and generous dining kitchen whilst upstairs there are two further doubles and a large untapped eaves space. Gardens are well established and to the rear enjoy open aspects backing immediately onto farmland. Oil fired central heating system. CHAIN FREE SALE.

 3  1  2  D

Council Tax Band: B



General information

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.

Services

Mains electricity, water and drainage. Central heating is oil fired from a floor standing oil boiler in the hallway cupboard. Rillington is not served by mains gas.

Entrance Hallway

Stairs to the First floor, Radiator, Cupboard housing the oil central heating boiler.

Lounge

Rear facing door and windows onto the garden and open farm land beyond, Open fire in the original tiled fire surround, Radiator, Connecting door into the dining kitchen.

Dining Kitchen

Windows both to the rear and side aspects, Base & Wall fitted units, Original built-in pantry, Two radiators.

Bedroom 1

Front facing window, Radiator, Deep built-in wardrobe.

Bathroom

Original three-piece suite, Heated towel rail, Radiator, Front facing window.

First Floor Landing

Door giving access to a large area of untapped eaves roof space on the front elevation, Built-in cupboard housing the water tanks.

Bedroom 2

Rear facing window with open views, Radiator.

Bedroom 3

Side facing window with Radiator beneath.

Outside space/Gardens

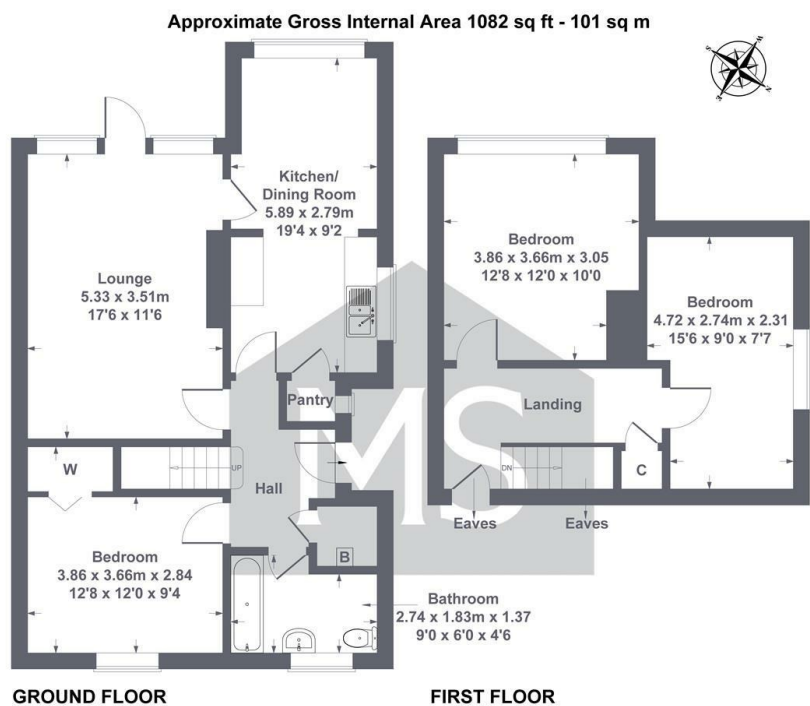
Established lawn plot at the front with hedge and fenced boundaries. The garden extends down the right hand side with a wooden shed, oil tank and single sectional style garage. Again, the garden plot to the rear is well established in fenced and hedged surrounds giving access from the side into the garage and to the parking space. The aspect immediately to the rear is onto open farmland.

Garage

Standard single size, concrete sectional type construction.



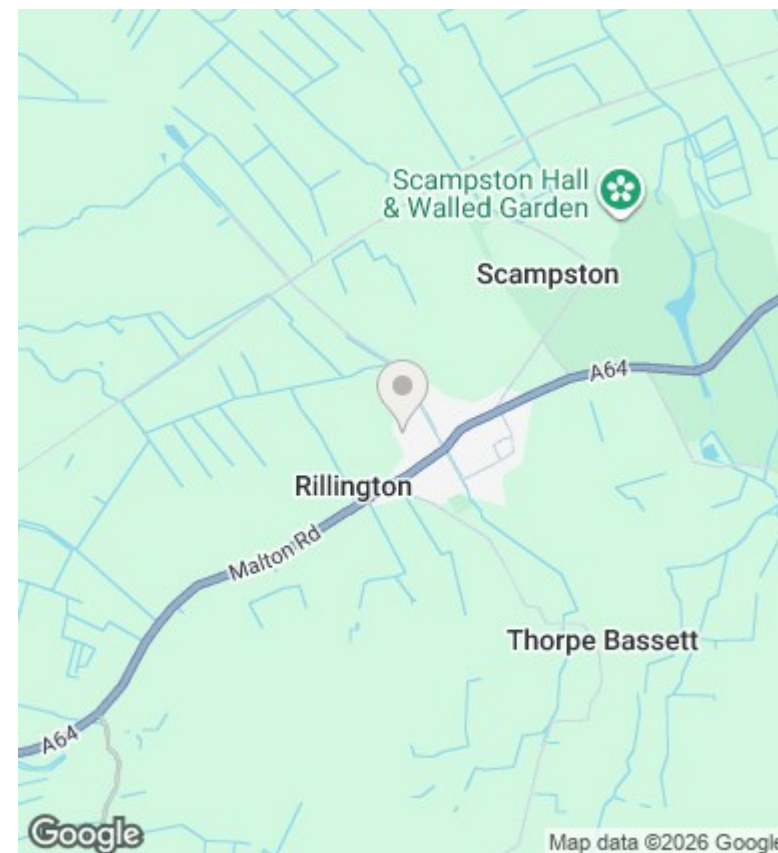




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



Directions

Head in from Malton, turn left at lights onto Low Moorgate, first left onto Sledgate, the property is at the very end.

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		