

5 WOODLANDS ROAD RILLINGTON



A substantial, four bedroom semi-detached house offering spacious accommodation in a popular & well-served village, along with large gardens, ample parking & double garage.

Porch, entrance hall, dining room, sitting room, kitchen, rear lobby, cloakroom, utility, four double bedrooms & updated house bathroom.

Oil-fired central heating. Upvc double-glazing.

Driveway parking, car port & double garage.

GUIDE PRICE £269,950

This post-war semi-detached house occupies an elevated position within the popular village of Rillington, fronting onto High Street, and with long distance views from the top floor.

The property makes for an ideal family home, having had the loft space converted and the accommodation includes a decent-sized kitchen, two good reception rooms, four double bedrooms and an updated house bathroom. The accommodation amounts to over 1,250sq.ft and comprises: porch, entrance hall, dining room, sitting room with multi-fuel stove, kitchen, rear lobby, cloakroom, utility room, four double bedrooms and a house bathroom.

The house sits in a good-sized plot with lawned gardens to the front and rear. Vehicular access is from Woodlands Road, which leads to a gated driveway, a large carport and double garage.

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).

ACCOMMODATION

PORCH

Inner door to:

ENTRANCE HALL

Staircase to the first floor. Coving.

DINING ROOM

3.7m x 3.0m (max) (12'2" x 9'10")

Laminate flooring. Coving. Casement window to the front. Radiator.



SITTING ROOM

4.3m x 3.7m (14'1" x 12'2")

Cast iron multi-fuel stove set on a tiled hearth. Television point. Coving. Casement window to the rear. Radiator.



KITCHEN

3.5m x 3.3m (11'6" x 10'10")

Range of kitchen units incorporating a single drainer sink unit. Electric range cooker. Dishwasher point. Tiled floor. Two casement windows to the side. Radiator.



REAR LOBBY

Tiled floor. Door to the side.

CLOAKROOM

1.4m x 0.9m (4'7" x 2'11")

Low flush WC and wash basin. Casement window to the rear.

UTILITY ROOM

2.6m x 2.3m (max) (8'6" x 7'7")

Oil-fired central heating boiler. Automatic washing machine point. Coat hooks. Two casement windows to the rear.

FIRST FLOOR

LANDING

Coving. Fitted storage cupboard. Casement window to the front and a further window on the half landing.

BEDROOM ONE

3.7m x 3.3m (12'2" x 10'10")

Coving. Understairs cupboard. Casement window to the rear. Radiator.



BATHROOM & WC

2.1m x 2.0m (max) (6'11" x 6'7")

White suite comprising bath with shower over, wash basin in vanity unit and low flush WC. Extractor fan. Casement window to the side. Heated towel rail.



BEDROOM TWO

3.7m x 3.0m (max) (12'6" x 10'10")

Coving. Casement window to the front. Radiator.



BEDROOM THREE

3.8m x 3.3m (max) (12'6" x 10'10")

Coving. Casement window to the side. Eaves storage cupboard. Radiator.

SECOND FLOOR

LANDING

Access to eaves storage.

BEDROOM FOUR

3.9m x 3.4m (max) (12'10" x 11'2")

Velux roof lights to the front and rear. Fitted wardrobe. Eaves storage. Electric panel radiator. Radiator.



OUTSIDE

The house occupies a slightly elevated position and enjoys large and very private gardens to the front and rear, which are mostly laid to lawn. Adjoining the side of the house is a long carport, at the end of which is a timber storage shed. Whilst the property fronts onto High Street, the vehicular access is from Woodlands Road, which gives access to the driveway and a detached double garage.

DOUBLE GARAGE

6.1m x 5.2m (20'0" x 17'1")

Electric light and power. Electric roller shutter door. Concrete floor. Personnel door and casement window.

CAR PORT

6.2m x 3.3m (20'4" x 10'10")

SHED

4.8m x 2.4m (15'9" x 7'10")

Electric light and power. Timber construction.



GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Oil-fired central heating.

Council Tax: Band: B (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 8LB.

EPC Rating: Current: D56. Potential: C75.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.