

APPLE TREE COTTAGE 2 DAIRY CLOSE RILLINGTON



A SPACIOUS & VERSATILE FOUR BEDROOM DETACHED PROPERTY FORMING PART OF AN EXCLUSIVE NEW DEVELOPMENT OF FOUR PROPERTIES, EACH TO BE FINISHED TO AN EXCELLENT STANDARD, WITH GARDENS, DRIVEWAY PARKING & GARAGES, TUCKED AWAY WITHIN A POPULAR & WELL-SERVED VILLAGE.

GUIDE PRICE £485,000

THE DEVELOPMENT

Dairy Close is an exclusive, small-scale development of four individually designed detached properties within an ever popular and well-served village. Each home will offer a versatile layout and an excellent standard of finish.

Leeds based developers, Blackwood, are constructing the properties to a high standard, focusing on creating practical, energy efficient homes designed for modern day living.

Central heating will gas fired, with LPG from a central source and will be underfloor throughout the ground floors and radiators upstairs. Windows and doors will be upvc double-glazed. The details of the property is outlined below.

LOCATION

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), making commuting further afield very straight forward. Dairy Close occupies an almost hidden position, tucked away just off Scarborough Road. The entrance to the development is identified by our For Sale board.

APPLE TREE COTTAGE (PLOT 2)

The largest property on the development, this spacious detached home offers a versatile range of accommodation over two floors. The house is approached via a spacious entrance hall, overlooked by a galleried landing above and includes up to four bedrooms, four bath/shower rooms, a double aspect living room with bi-fold doors, a dining kitchen with utility room off. Central heating is underfloor throughout the ground floor and with radiators heating the upper floor. The back garden faces south and there are further garden areas to the front, and a driveway leading to to a single garage.

GUIDE PRICE £485,000

ACCOMMODATION

ENTRANCE HALL	
LIVING ROOM	6.58m x 3.90m
DINING KITCHEN	5.50m x 4.82m
UTILITY ROOM	2.59m x 2.32m (min)
BEDROOM 2	6.62m x 4.18m
EN-SUITE SHOWER ROOM	2.10m x 1.90m
BEDROOM 3	4.09m x 3.15m (min)
FAMILY BATHROOM	2.33m x 2.10m

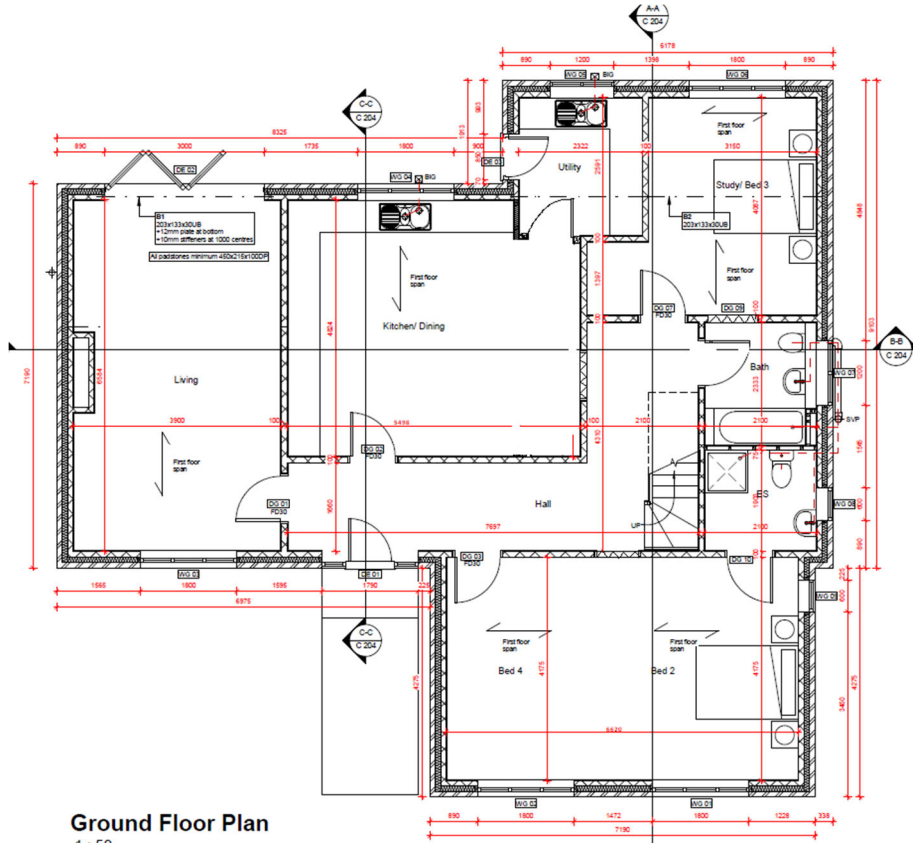
FIRST FLOOR

GALLERIED LANDING	
BEDROOM 1	5.55m x 3.78m
EN-SUITE SHOWER ROOM	3.78m x 3.48m
BEDROOM 4	4.20m x 3.14m (min)
BATHROOM & WC	2.63m x 1.89m

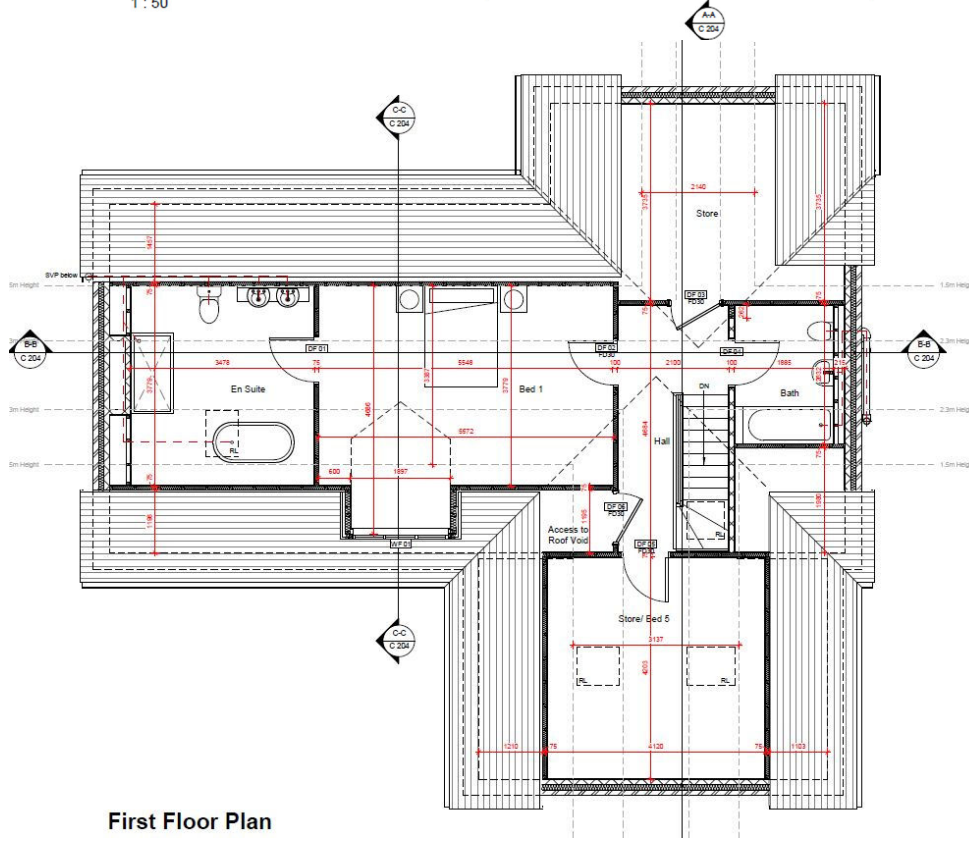
GENERAL

Ground floor

- Entrance hall comprising of open-plan staircase with overhead galleried landing giving access to first floor bedrooms. Large format ceramic floor tiles. Decorated in white.
- Living room with brick-built fireplace (fire type TBC). Decoration to be white with options on feature decorations adjacent to fireplace. Oak door.
- Dining kitchen with good quality kitchen units (including, as a minimum, dishwasher, oven, hob and fridge freezer) with a ceramic tile floor. Decorated in white with oak door.
- Utility room comprising of sink and taps, integrated washer and dryer.
- Bedroom 2 decorated white with oak door.
- En-suite shower room with large, tiled shower, toilet and sink. Half tiled walls. LVT to floor. Decorated in white.
- Bedroom 3 decorated white with oak door.
- En-suite/house bathroom with tiled floor to match the entrance hall. White suite comprising full size bath, toilet and sink. Tiled walls. Oak door.



Ground Floor Plan
1 : 50



First Floor Plan