

26 MANOR VIEW RILLINGTON



A detached two-bedroom bungalow located in a peaceful cul de sac and enjoying lovely open views across paddock land to the rear.

Open-fronted porch, entrance hall, sitting room, dining room, kitchen,
two double bedrooms & spacious bathroom.

Double-glazing & electric heating.

Would benefit from some gentle updating.

Driveway parking, detached single garage & gardens with open views.

No onward chain.

GUIDE PRICE £275,000

Built by well respected local builders A&D Sturdy, 26 Manor View is a detached bungalow providing over 930sq.ft of accommodation and backs onto open fields across which there are lovely views.

The property is thought to date back to the early 1990s and would now benefit from some gentle updating but offers excellent potential. Windows are double-glazed, some have been replaced with pvc versions and there is electric heating throughout. In brief, the accommodation comprises: open-fronted porch, entrance hall, sitting room with open fire, dining room, kitchen, two good-sized double bedrooms and a spacious bathroom.

Externally, a tarmac driveway runs alongside the bungalow and leads to a single garage. There are gardens to both the front and rear, which are mostly laid to lawn along with a paved patio area.

Rillington is an especially well-served village with a number of amenities including shop and post office, primary school, two pubs, a 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). Manor View is a peaceful cul de sac located just off Low Moorgate, within walking distance of village amenities.

ACCOMMODATION

OPEN-FRONTED PORCH

Half-glazed front door opening into:

ENTRANCE HALL

4.8m x 1.3m (15'9" x 4'3")

Coving. Airing cupboard housing the hot water cylinder with electric immersion heater. Electric night storage heater.



SITTING ROOM

5.6m x 3.4m (18'4" x 11'2")

Open fire with timber surround, granite insert and hearth. Coving. Television point. Casement window and sliding patio doors opening onto the rear garden. Electric night storage heater.



DINING ROOM

4.2m x 2.4m (13'9" x 7'10")

Coving. Loft hatch. Casement window to the side. Wall mounted electric heater.



KITCHEN

4.2m x 2.9m (max) (13'9" x 9'6")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Electric cooker and extractor fan. Automatic washing machine point. Coving. Casement window to the front. Door to the side. Electric night storage heater.



BEDROOM ONE

4.4m x 3.6m (14'5" x 11'10")

Coving. Casement window to the rear. Wall mounted electric heater.



BEDROOM TWO

3.6m x 3.6m (11'10" x 11'10")

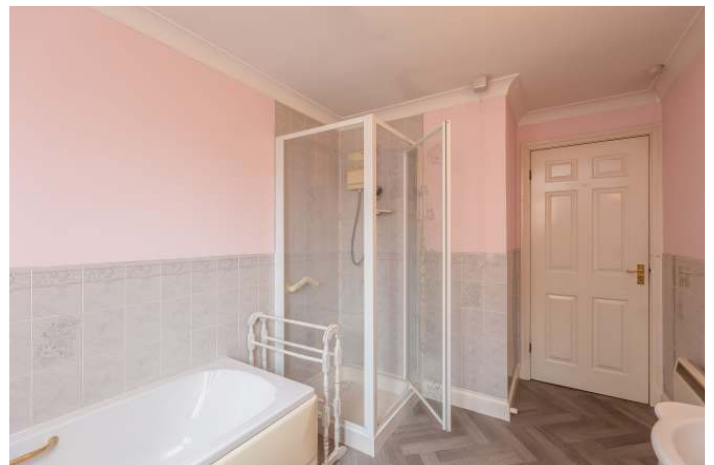
Coving. Range of fitted wardrobes. Television point. Bow window to the front. Wall mounted electric heater.



BATHROOM & WC

3.6m x 2.3m (11'10" x 7'7")

White suite comprising bath, separate shower cubicle, wash basin and low flush WC. Coving. Half tiled walls. Casement window to the side. Wall mounted electric heater.



OUTSIDE

Enclosed garden to the rear with lawn and patio, backing onto open fields. A tarmac driveway leads to a single garage, and there is a further lawn to the front, enclosed by a laurel hedge.

SINGLE GARAGE

5.2m x 2.9m (17'1" x 9'6")

Up and over door to the front. Casement window and personnel door to the side. Electric light and power. Concrete floor.



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.

GENERAL INFORMATION

Services: Mains water, electricity, and drainage. Electric heating.

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

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

Post Code: YO17 8JY.

EPC Rating: Current: D64. Potential: B82.

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



Approximate Floor Area
936 sq. ft
(86.96 sq. m)