

3 WOODLANDS AVENUE RILLINGTON



A well-proportioned three-bedroom semi-detached house with large gardens and ample parking, within a popular and well-served village.

Entrance hall, sitting room, kitchen/dining room, pantry, utility room, cloakroom, first floor landing, three bedrooms (two doubles, one single), bathroom & WC.

Oil-fired central heating & uPvc double-glazing.

Driveway parking & larger than average gardens

Potential to extend (subject to securing any necessary consents).

No onward chain.

GUIDE PRICE £229,950



United Registrar of Systems Cert No.1745

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3 Woodlands Avenue is a well-proportioned, semi-detached family home which occupies a large plot within a popular and well-served village. The house dates from the 1950s and is constructed of red brick, beneath a clay pantile roof.

The accommodation amounts to well over 1,000sq.ft, comprising entrance hall, sitting room with log burner, kitchen/dining room with pantry, utility room, cloakroom, first floor landing, three bedrooms and a bathroom. Windows are double-glazed and central heating is oil-fired. Given the overall size of the garden there is clear potential to extend the living accommodation, subject to securing any necessary permissions.

Externally, a driveway runs alongside the house, providing ample space to park and there are good sized gardens to both the front and rear. The back garden is principally divided into two areas but could easily be opened up, if preferred.

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). Woodlands Avenue runs between Long Meadows and Woodlands Road; number 3 is easily identified by our for-sale board.



ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Cupboard housing the electric meter and fuse box. Feature window to the side.

SITTING ROOM

4.5m x 4.0m (14'9" x 13'1")

Cast iron wood burning stove set on a flagged stone hearth. Television point. Casement windows to the front and rear. Radiator.



KITCHEN / DINING ROOM

5.8m x 3.0m (19'0" x 9'10")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Electric cooker point. Dishwasher point. Extractor fan. Casement windows to the front and rear. Radiator.





PANTRY

1.8m x 1.5m (max) (5'11" x 4'11")

Fitted shelving. Quarry tile floor. Casement window to the rear. Access to understairs cupboard.

UTILITY ROOM

4.3m x 2.8m (14'1" x 9'2")

Range of kitchen cabinets. Automatic washing machine point. Oil-fired central heating boiler. Casement window to the front. Doors to the front and rear.

CLOAKROOM

1.4m x 0.8m (4'7" x 2'7")

High flush WC and wash basin. Casement window.

FIRST FLOOR

LANDING

Airing cupboard housing the hot water cylinder with electric immersion heater. Loft hatch. Casement window to the rear. Radiator.

BEDROOM ONE

3.9m x 3.1m (12'10" x 10'2")

Fitted wardrobe. Casement window to the front. Radiator.



BEDROOM TWO

4.0m x 2.5m (13'1" x 8'2")

Fitted wardrobe. Casement window to the front. Radiator.

BEDROOM THREE

3.0m x 2.0m (9'10" x 6'7")

Fitted wardrobe. Casement window to the rear. Radiator.

BATHROOM & WC

2.0m x 1.8m (6'7" x 5'11")

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



OUTSIDE

A driveway runs alongside the house, providing plenty of space to park, and there is room to construct garaging (if required), subject to any relevant consents. To the front of the property is a lawned garden with shrub borders; the majority of garden lies to the rear, which is mostly laid to lawn, along with a gravelled patio area.

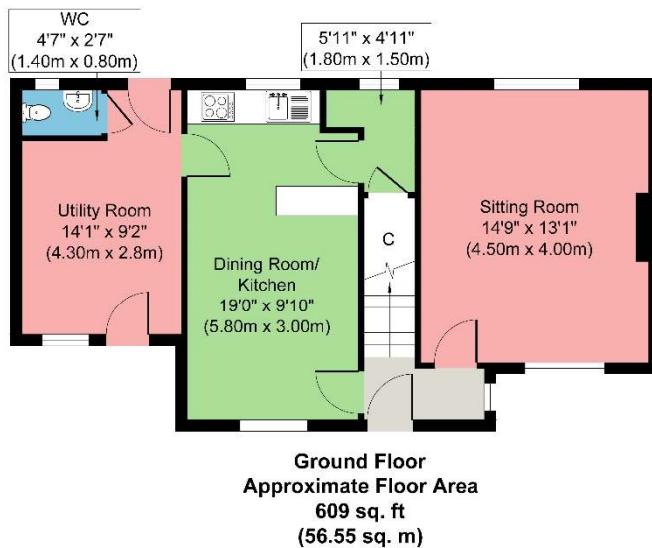




GENERAL INFORMATION

Services: Mains water, electricity and drainage.
 Oil-fired central heating.
Council Tax: Band: C (North Yorkshire Council).
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code: YO17 8LF.
EPC Rating: Current: D55. Potential: C80.
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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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