

**21, Sledgate, Rillington, Malton,  
North Yorkshire, YO17 8JR  
Guide price £350,000**

21 Sledgate dating back to late 1800's is a wonderful village home with gardens of almost an acre.

The property comprises; entrance porch, kitchen, dining room with log burner, sitting room, utility room, recently installed ground floor shower room and large ground floor bedroom. To the first floor are three double bedrooms and the house bathroom.

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). Number 21 is located towards the far end of Low Moorgate and is clearly identified by our 'For Sale' board.

EPC Rating F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			55
(39-54) E		33	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Viewing Arrangements**

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916 600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

**Disclaimer**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



**REAR ENTRANCE PORCH**

Door to rear aspect, windows to side aspects, tiled floor.

**KITCHEN**

13'11" x 10'0" (4.25 x 3.05)  
Half glazed door, window to side aspect, velux window, range of wall and base units with roll top surfaces, stainless steel sink and tap, electric hob, extractor hood, double electric oven, space for freestanding fridge/freezer, power points.

**DINING ROOM**

14'0" x 15'1" (4.29 x 4.61)  
Sliding doors to rear aspect, window to front aspect, wood style flooring, exposed brick fire surround with log burning stove, stairs to first floor, radiator, power points.

**SITTING ROOM**

13'9" x 12'7" (4.21 x 3.86)  
Window to front aspect, radiator, TV point, power points.

**UTILITY ROOM**

10'0" x 7'2" (3.05 x 2.19)  
Half glazed door to side aspect, tiled flooring, boiler boxed in, wall and base units with stainless steel sink and tap, spot lights, radiator.

**GROUND FLOOR SHOWER ROOM**

Fully enclosed shower with power shower, wash hand basin with vanity unit, low flush WC, extractor fan, spot lights, radiator.

**GROUND FLOOR BEDROOM**

15'11" x 12'10" (4.87 x 3.93)  
Window and door to side aspect, radiators, spot lights, power points.

**FIRST FLOOR LANDING**

Window to rear aspect, velux windows, radiator, airing cupboard, power points.

**BEDROOM THREE**

14'0" x 12'1" (4.28 x 3.69)  
Window to front aspect, feature fireplace, fitted wardrobes, radiator, power points.

**BEDROOM TWO**

10'9" x 12'11" (3.3 x 3.96)  
Window to front aspect, power points, telephone point, radiator.

**BEDROOM ONE**

13'3" x 13'1" (4.05 x 3.99)  
Velux windows with blinds, radiator, power points.

**BATHROOM**

Velux window, fully enclosed corner shower with electric shower, low flush WC, panel enclosed bath with taps, wash hand basin with pedestal, extractor fan, carpet flooring.

**GARDEN**

Approx. one acre of gardens comprising; shrubs and borders, renovated gardeners toilet, greenhouse, shed, outside lighting, herb gardens, 15 vegetable patches, fruit trees and a holly hedge marking the boundary.

21 Sledgate owns the full car parking space available and the neighbours have a pedestrian right of way but no parking.

**SERVICES**

Mains drains, electric, gas central heating with bottled gas.

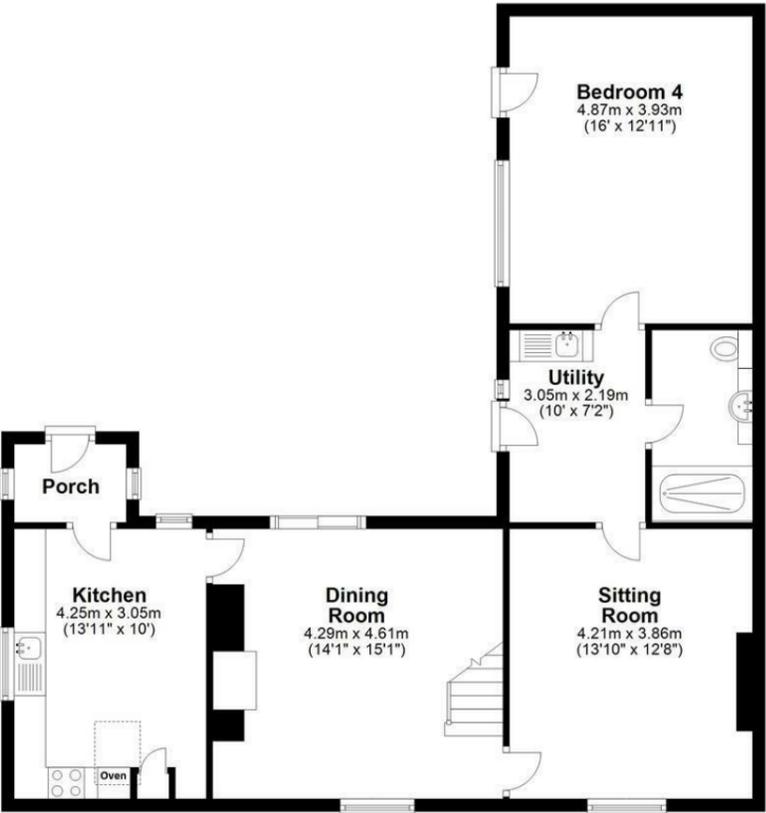
**COUNCIL TAX BAND E**

**TENURE**

Freehold



**Ground Floor**  
Approx. 83.9 sq. metres (903.0 sq. feet)



**First Floor**  
Approx. 68.0 sq. metres (732.2 sq. feet)



Total area: approx. 151.9 sq. metres (1635.2 sq. feet)  
**21 Sledgate, Rillington**