

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 32 Low Moorgate, Rillington, Malton, YO17 8JW

£210,000

- Offered For Sale with No Onward Chain
- Large Rear Garden with Outbuildings
- Charming Cottage with Traditional Features
- Large Single Garage and Parking Space
- Two Double Bedrooms
- Well-Serviced Village Location

# 32 Low Moorgate, Rillington YO17 8JW

Offered for sale with no onward chain and Nestled in the charming village of Rillington, Malton, this delightful two-bedroom cottage on Low Moorgate offers a perfect blend of traditional character and modern convenience. Spanning an inviting 678 square feet, the property boasts a warm and welcoming reception room, ideal for both relaxation and entertaining.

The cottage features two well-proportioned bedrooms, providing ample space for a small family or those seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring comfort and functionality. One of the standout features of this property is the large rear garden. Additionally, the presence of outbuildings adds potential for storage or creative use.

The property includes a garage and off-street parking, a valuable asset in this picturesque village setting. Inside, the cottage retains many traditional features, adding to its charm and character, making it a truly inviting home.



Council Tax Band: B



### General Information

Rillington is a well-served village approximately four miles east of Malton. The village benefits from a popular primary school, shop and post office, two public houses, butchers shop and a doctor's surgery. The nearby towns of Malton and Norton offer secondary schooling and a comprehensive range of local amenities. The A64 offers excellent links to the surrounding area including Scarborough, York and Leeds.

### Services

The property is on oil-fired central heating, all other services are mains connected.

### Rear Porch

Quarry Tile Flooring, Radiator

### Hallway

Oak Flooring, Staircase to First floor, Radiator

### Kitchen/Diner

A range of Wall & Base units, Electric Cooker point, Plumbing for White Goods, Oak Flooring, Exposed Beams, Casement Window to the rear, Radiator.

### Living Room

Stone Fireplace with Log Burner, Exposed Beams, Window to the Front aspect.

### Bathroom

White Three Piece Suite with Shower above bath, Tiled Flooring, Fully Tiled walls, Extractor Fan, Heated Towel Rail.

### First Floor Landing

Loft Hatch

### Bedroom 1

Window to the Front aspect, Radiator

### Bedroom 2

Window to the Rear aspect, Radiator, Fitted cupboard.

### Outside

There is a public path that runs along the side of the garden, To the rear of the property is a surprisingly long garden, the area closest to the cottage features shrub borders, block paved path, ornamental pond, garden and summer house. Beyond the summer house, along with the adjoining neighbour, the property has a vehicular right of way across 38 Low Moorgate to access a parking space and a large single garage where there is a pretty cottage garden and former vegetable patch.

### Garden Shed

Fully powered with lighting

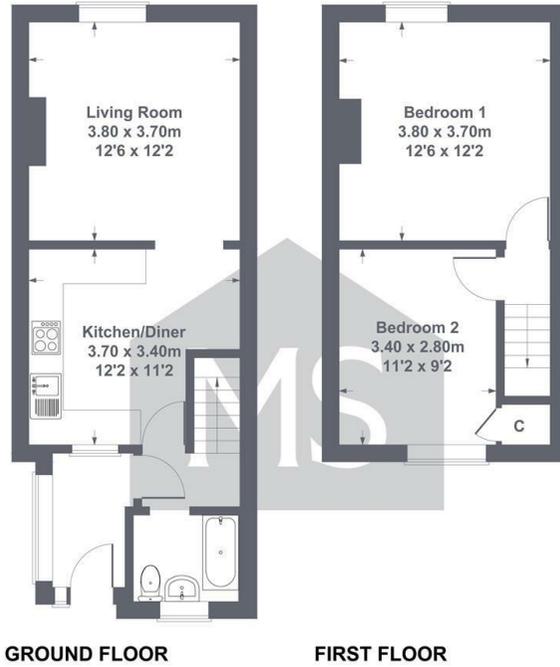
### Summer House

Fully powered with Lighting

### Detached Garage

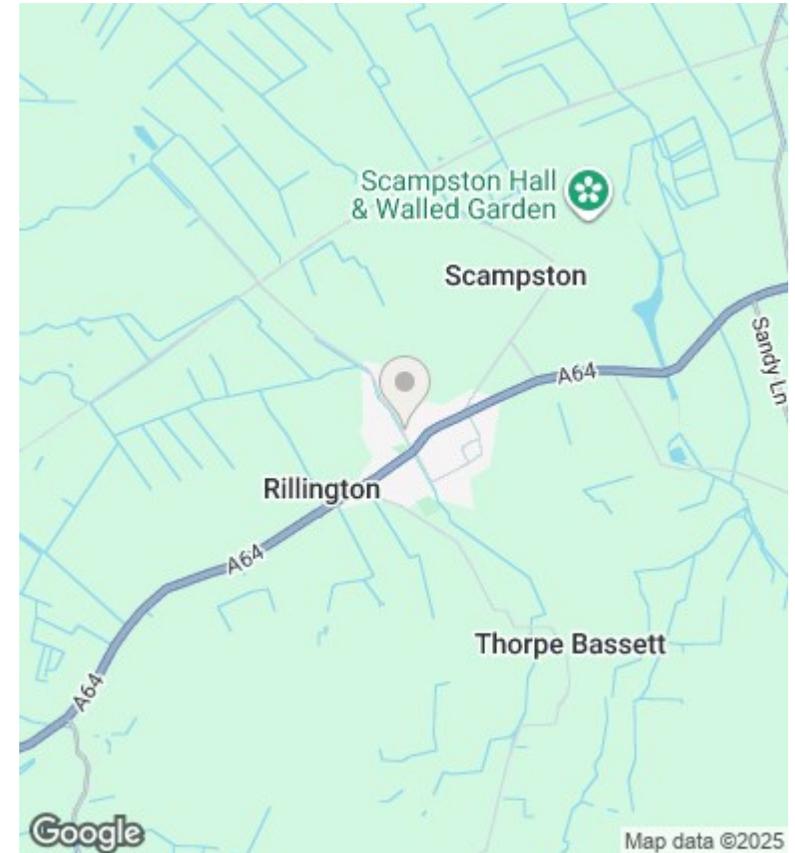
Concrete floor, Fully powered with lighting, Up and over door to the front, side door.

Approximate Gross Internal Area 678 sq ft - 63 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



## Directions

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	