







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

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: 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



11, West Street, Swinton, YO17 6SP

Guide price £335,000

This beautifully presented stone-built bungalow is located in the sought-after village of Swinton, just a short distance from Malton and approximately 20 miles from York. Surrounded by the rolling green countryside of North Yorkshire, the property enjoys a peaceful rural setting while benefiting from excellent road links and a rail connection at Malton, providing easy access to York, London, Manchester, and Scotland.

Blending traditional character with modern living, the home opens with a welcoming entrance hall and solid oak front door, leading into a generous kitchen/diner/snug. This versatile space features classic oak units, room for appliances, a designated dining area, and a cosy seating space enhanced by an open fireplace, perfect for relaxed evenings. A separate utility room is conveniently plumbed for laundry.

The semi open-plan layout continues into a large, light-filled lounge boasting a beautiful stone fireplace and double patio doors that open into the conservatory, creating a bright and inviting space to unwind.

There are two spacious double bedrooms, with the principal bedroom offering fitted wardrobes and the second benefiting from a built-in hanging area. A guest WC is located off the entrance hall, and the stylish family bathroom includes a modern white suite with a generous double walk-in shower.

The home is fully double glazed and heated via an oil-fired central heating system. Outside, the property enjoys countryside views, a low-maintenance garden, a private driveway offering off-road parking, and a larger-than-average garage equipped with power and lighting.

With no onward chain and an ideal blend of charm, comfort, and convenience, this lovely bungalow offers an excellent opportunity for those seeking village living in a well-connected location.



PORCH

3'2" x 6'1" (0.98 x 1.86)
Oak door to the front aspect, tiled flooring, access to WC and Kitchen / Snug.

GUEST CLOAKROOM

White two piece suite comprising of low flush WC, wash hand basin, extractor fan, radiator and tiled flooring.

KITCHEN/DINER/SNUG

17'8" x 16'8" (5.40m x 5.10m)
Snug Area
UPVC double glazed windows to the front aspect, feature stone fireplace with open fire, radiator and power points.
Kitchen Area
Window to the rear with countryside view, Door to the rear giving access to the utility area. Range of Oak base units with roll top work surface, stainless steel sink and drainer, space for electric oven, extractor hood, space for under the counter fridge, radiator, power points, storage cupboard housing the airing cupboard and boiler,

UTILITY

10'5" x 7'2" (3.20m x 2.20m)
Windows to the rear and side aspects with countryside views, UPVC double glazed stable door to the side aspect, base units with roll top work surface, stainless steel sink and drainer, space for washing machine, space for tumble dryer, space for fridge freezer, power points tiled flooring.

INNER HALLWAY

Access to Bedroom One and bathroom.

BEDROOM ONE

17'8" x 14'5" (5.40m x 4.40m)
UPVC double glazed windows to the front and side aspects, fitted wardrobes, radiator, power points.

BATHROOM

5'10" x 9'1" (1.79m x 2.79m)
Two UPVC double glazed windows to the rear aspect, modern white three piece suite comprising of low flush WC, vanity wash hand basin, walk in double shower, vintage style radiator, tiled flooring.

LOUNGE

17'8" x 11'9" (5.40m x 3.60m)
UPVC double gazed window to the front aspect, UPVC double glazed Patio doors to the rear giving access to the conservatory. Feature stone brick fireplace with electric coal effect fire, TV point, radiator and power points.

CONSERVATORY

11'5" x 6'2" (3.50m x 1.90m)
UPVC double glazed windows to the rear and side aspects with countryside views, UPVC double glazed stable door to the side giving access to the back garden, tiled flooring.

BEDROOM TWO

17'8" x 10'2" (5.40m x 3.10m)
UPVC double glazed window to the rear aspect with countryside views, fitted hanging space, radiator and power points.

GARAGE

15'8" x 12'5" (4.80m x 3.80m)
Larger than the average single garage with up and over door, window and personnel door to the side, power points and light.
Ample off street parking for numerous vehicles.

REAR GARDEN

Low maintenance rear garden laid to lawn with patio area and countryside views,

COUNCIL TAX BAND D

EPC BAND E

