

# HUNTERS<sup>®</sup>

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Catton, Thirsk, YO7 4SH

Asking Price £460,000



Council Tax: D





# Swaleview Cottage

Catton, Thirsk, YO7 4SH

Asking Price £460,000



Opportunity to purchase this good sized family home situated in the sought after hamlet of Catton. The property offers flexible accommodation with entrance porch, hall, large living room with multi-fuel stove, reception room (currently used as bedroom two), spacious sun room, kitchen and two utility spaces to the ground floor level. To the first floor are four bedrooms and house bathroom. Externally the property offers good sized gardens and undisrupted outlook over open countryside. Viewing is essential to appreciate all this property has to offer.

## Entrance Porch

Composite door opening into porch. Further door opening into hallway.

## Hall

Doors off to living room, reception room and stairs to first floor.

## Living Room

23'11" x 14'0" (7.29 x 4.27)

Dual aspect room with double glazed window to the front elevation and patio door opening to the sun room. Beamed ceilings, dado rail and multi-fuel stove with wood mantle standing on a slate hearth. Central heating radiators and T.V aerial point.

## Dining Room/Bedroom Two

13'3" x 10'5" (4.04 x 3.18)

Versatile room which can either be used as a reception room or additional bedroom. Double glazed window to the front aspect and central heating radiator.

## Kitchen

13'6" x 10'0" (4.14 x 3.07)

Fitted with a range of wall and floor mounted shaker style units with matching worksurfaces. Sink and drainer unit with mixer tap, freestanding electric cooker and space and plumbing for dishwasher. Open aspect to the sun room and door off to utility.

## Sunroom

25'11" (max) x 11'6" (max) (7.92 (max) x 3.53 (max))

With double glazed windows and doors to the rear garden and open aspect beyond. Insulated roof, central heating radiators and spot lights. A flexible living space ideal for entertaining or simply enjoying the view.

## Utility

8'7" x 6'5" (2.64 x 1.96)

Useful space with plumbing for washing machine, sink and drainer unit. Door to rear garden, cloakroom and integral garage

## Cloakroom

With wash hand basin and low flush WC.

## Utility Space

10'11" x 8'11" (3.35 x 2.74)

With door to garage and window to side.

## Garage

8'11" x 8'9" (2.74 x 2.69)

With light and power.

## First Floor

## Landing

Doors off to bedrooms and house bathroom.

### Bedroom One

14'0" x 11'8" (4.27 x 3.58)

Double glazed window to front elevation, fitted wardrobes and central heating radiator.

### Bedroom Three

13'3" x 10'2" (4.04 x 3.12)

With double glazed window to the front elevation, walk-in over stair cupboard and central heating radiator.

### Bedroom Four

11'6" x 10'11" (3.53 x 3.35)

Double glazed window to rear and central heating radiator.

### Bedroom Five

10'2" x 6'7" (3.10 x 2.01)

Double glazed window to rear and central heating radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath, wash hand basin, low flush WC and shower in tiled cubicle. Double glazed window to rear elevation and heated towel rail

### Front Garden

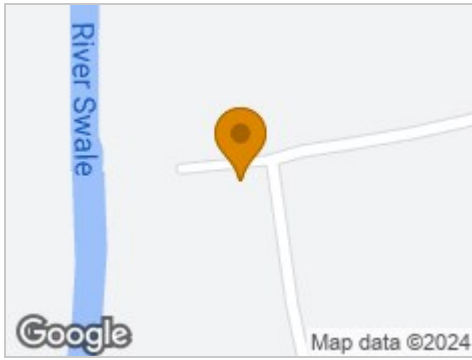
Block paved driveway leading to garage and providing off street parking, raised flower beds and gated side access.

### Rear Garden

Enclosed large rear garden with open outlook over surrounding countryside and the River Swale. Gravelled pathways, paved seating areas and a selection of mature trees and shrubs.



### Road Map



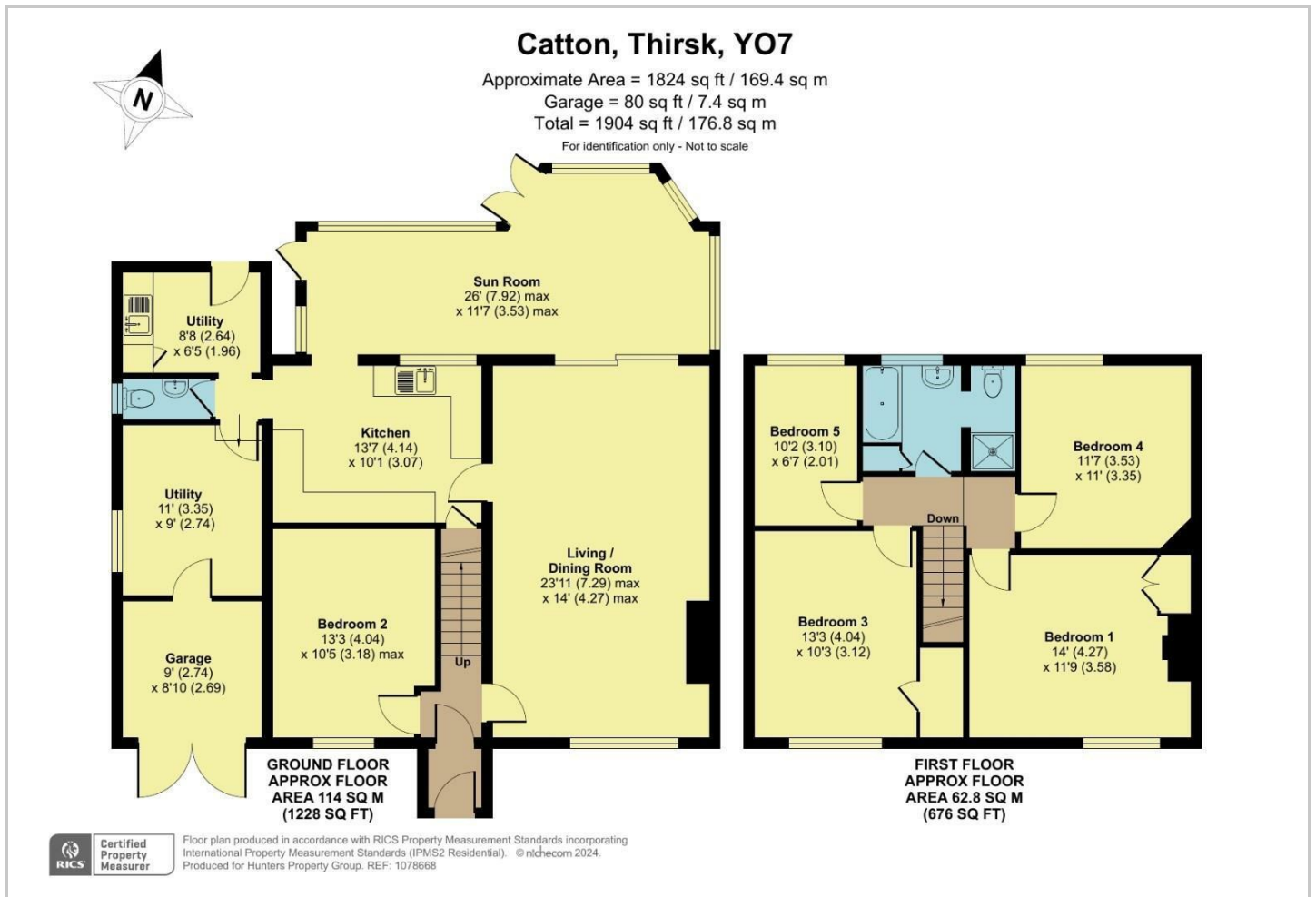
### Hybrid Map



### Terrain Map



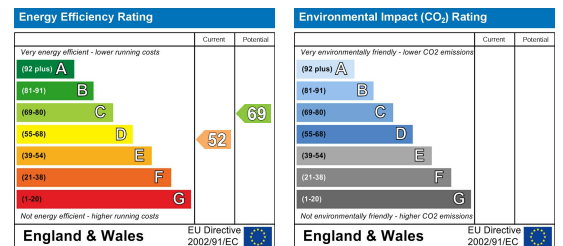
### Floor Plan



### Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.