



SWALLOW RISE MARTON COURT  
Marton Cum Grafton, York





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# SWALLOW RISE MARTON COURT

York, YO51 9PY

A generously proportioned 3 bedroom detached bungalow on an excellent plot positioned centrally in the village of Marton cum Grafton. In need of updating and improvement works throughout and offering the opportunity for purchasers to put their own stamp on a home.

## ACCOMMODATION

Large Detached Bungalow

Fabulous plot with views over open countryside

In need of updating works and improvement

Potential to extend into the attic space subject to planning and building regs

Positioned centrally in the popular village of Marton cum Grafton

Ideal for those wanting to put their own stamp on a home

Currently offering 3 bedroom accommodation

Viewing necessary to realise the potential



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Situation and Amenities

Marton cum Grafton lies west of York and mid-way between York and Harrogate. The location is convenient for shops and schools, a short distance from a number of excellent state and public schools including Queen Ethelburga's, Cundall Manor, Queen Mary's, St Peter's, Bootham and The Mount in York, and in Harrogate, Ashville and Harrogate Ladies college.

Marton cum Grafton is a bustling and thriving village which enjoys a strong community spirit and excellent amenities, a well-regarded pub, outstanding primary school, church, post office and shop, cricket club, tennis courts, sports field and children's play area. The village enjoys many community activities including the well attended 'Open Gardens' followed by the much-loved village party and monthly coffee mornings in the village hall where locals enjoy a chat and a bacon sandwich.

There is a daily bus service to Ripon and York, and the railway stations of Hammerton and Cattal are a short drive away. Boroughbridge is the closest town and this has a wide variety of good local facilities, including a supermarket, local independent bakeries and delicatessens, boutiques, gift shops and a wide variety of eateries including the recently refurbished Crown Hotel.

Boroughbridge 3 miles, Harrogate 9 miles, York 14 miles, Leeds 18 miles, A1 2 miles. (Distances approximate)







### Swallow Rise

Swallow Rise offers many opportunities for the prospective purchasers. Currently in need of refurbishment, the home is positioned on a plot which has far reaching views and on a clear day you can spot York Minster. It is likely any prospective purchaser will take advantage of the position and adapt the property's layout to maximise the views. Currently offering three bedrooms the accommodation briefly comprises: Reception hall, sitting room through to dining room, conservatory, kitchen, three bedrooms, house bathroom, separate w/c, loft space measuring over 1,000sqft. There is a double, integral garage that could be converted to further accommodation subject to planning.

### Outside

The property is approached down a private lane that leads to 3 residences. Swallow Rise being the middle of these 3.

The lane then leads to a driveway which offers off-street parking for a number of vehicles and to the garage. The plot reaches to three sides and is of fantastic proportions. However like the property, it would benefit from some maintenance to reach its full potential.





## Local Authority and Council Tax band

North Yorkshire Band E

## Services

The property has mains electricity, water and drainage and oil fired central heating system

## Particulars and Photography

The particulars were written and photographs taken March 2024

## What 3 Words

clerics.gazes.revols for top of lane

noted.admire.amplified for house

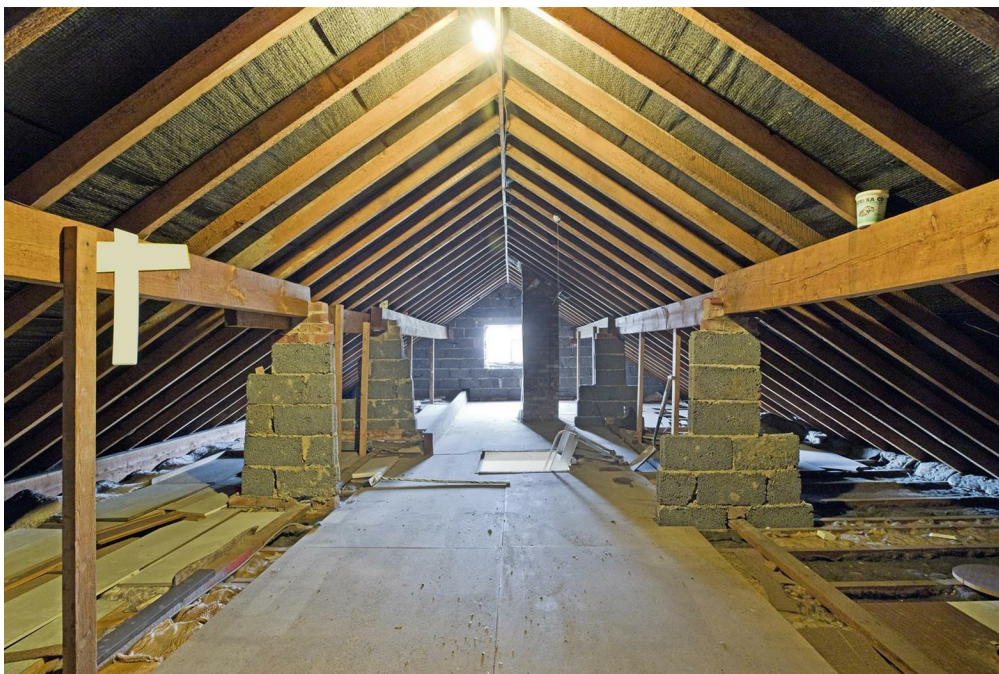
## Viewings

By arrangement with GSC Grays 01423 590500

## Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.







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



TOTAL APPROX. FLOOR AREA 997 SQ.FT. (92.6 SQ.M.)  
INCLUDING GARAGE & LOFT ROOM 2508 SQ.FT. (233.0 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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