

## BARWIES MALTON ROAD, SWINTON



**A spacious four-bedroom detached house in need of complete refurbishment, offering huge potential & occupying a good-sized plot with far-reaching views to the North York Moors.**

Entrance hall, guest cloakroom, dining hall, sitting room, dining kitchen, side porch/utility room, first floor landing, four double bedrooms & house bathroom.

Oil-fired central heating.

Driveway parking, attached garage & garden store.

Generously sized gardens bordering farmland.

No onward chain.

### GUIDE PRICE £275,000



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Designed and built in 1975, this detached house is in need of complete refurbishment but offers tremendous scope to update and improve to create a superb family home. The property occupies a good-sized plot with far-reaching views to towards the North York Moors and the overall accommodation amounts to approximately 1,600sq.ft.

In brief, the accommodation comprises entrance hall, guest cloakroom, dining hall, sitting room, dining kitchen, side porch/utility room, first floor landing, four double bedrooms and a house bathroom.

The house occupies a plot of around 0.14 acres. There is driveway parking and a rockery to the front, but the main area of garden lies to the rear and is somewhat overgrown. Attached to the side of the house is a 29ft garage, behind which is a garden store.

Swinton is a popular village located on the B1257, only 2 miles west of Malton; Barwies is located towards the eastern edge of the village, fronting onto Malton Road and can be identified by our 'For Sale' board. The village benefits from a popular pub and sports hall; primary schooling is available in the neighbouring village of Amotherby (1 mile west). Nearby Malton is a first-rate market town with the reputation as the 'Food capital of Yorkshire' and offers a full range of amenities including secondary schooling, a wide array of shops, restaurants and a railway station with regular services to York and the East Coast.



## ACCOMMODATION

### ENTRANCE HALL

1.8m x 1.7m (5'11" x 5'7")

Coving. Telephone point. Radiator.

### GUEST CLOAKROOM

1.8m x 1.5m (5'11" x 4'11")

White low flush WC and wash basin. Half-tiled walls. Casement window to the front. Radiator.

### DINING HALL

5.5m x 3.8m (max) (18'1" x 12'6")

Staircase to the first floor. Coving. Understairs cupboard. Wall light. Casement windows to the front and side. Radiator.



### SITTING ROOM

7.5m x 3.6m (24'7" x 11'10")

Feature stone fireplace. Coving. Two wall lights. Television point. Bow window to the front and casement window to the rear. Two radiators.



#### DINING KITCHEN

5.5m x 3.5m (18'1" x 11'6")

Range of kitchen units incorporating a stainless steel, double drainer sink unit. Four ring electric hob and electric oven. Coving. Two casement windows to the rear. Radiator.



#### SIDE PORCH / UTILITY ROOM

4.0m x 1.4m (13'1" x 4'7")

Oil-fired central heating boiler. Automatic washing machine point. Tiled floor. Casement window to the side. Door to the rear.

#### FIRST FLOOR

#### LANDING

Coving. Wall light. Loft hatch. Airing cupboard housing the hot water cylinder with electric immersion heater. Further fitted storage cupboard. Casement window to the side.

#### BEDROOM ONE

3.8m x 3.6m (min) (12'6" x 11'10")

Wall light. Casement window to the front. Radiator.



#### BEDROOM TWO

3.6m x 3.5m (11'10" x 11'6")

Coving. Twin fitted wardrobes. Wall light. Casement window to the rear. Radiator.



#### BEDROOM THREE

3.5m x 2.8m (11'6" x 9'2")

Fitted wardrobe. Coving. Feature corner window. Radiator.



## BEDROOM FOUR

3.5m x 2.7m (11'6" x 8'10")

Fitted wardrobe. Bow window to the front. Radiator.



## HOUSE BATHROOM

2.6m x 2.4m (max) (8'6" x 7'10")

Coloured suite comprising bath, wash basin and low flush WC. Half-tiled walls. Casement window to the rear. Radiator.

## OUTSIDE

The house occupies a good-sized plot of approximately 0.14 acres, the majority of the garden lies to the rear and is rather overgrown, but like the house has good scope. There is driveway parking to the front, leading to a 29ft attached garage with brick-built garden store behind.



## ATTACHED GARAGE

9.0m x 2.8m (29'6" x 9'2")

Up and over door to the front. Personnel door to the side. Concrete floor.

## GARDEN STORE

2.8m x 2.2m (9'2" x 7'3")

Electric light and power. Water tap. Concrete floor.

## GENERAL INFORMATION

Services: Mains water, electricity and drainage.  
Oil-fired central heating.

Council Tax: Band: E (North Yorkshire Council).

Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.

Post Code: YO17 6SQ.

EPC Rating: Current: E39. Potential: C72.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.