

## 1 FALLOWFIELD COTTAGES LAUNDRY LANE, SWINTON GRANGE



**A semi-detached Edwardian cottage in need of modernisation & updating, enjoying a rural, yet accessible location with superb open views, together with good-sized garden, off-street parking & woodland.**

Porch, entrance lobby, sitting room, kitchen, pantry, bathroom & WC,  
first floor landing, four bedrooms (one with cloakroom).

Solid fuel & electric heating. uPvc double-glazing.

Gardens, area of woodland, off-street parking & open views.

No onward chain.

### GUIDE PRICE £275,000



This semi-detached Edwardian cottage was built in 1905 and until relatively recently, formed part of the Swinton Grange Estate. Constructed of brick under a clay pantile roof, the property requires modernisation and improvement but offers great potential to further extend (subject to planning).

The accommodation is arranged over two floors and amounts to approximately 1,040sq.ft. In brief it comprises porch, entrance lobby, sitting room, kitchen, pantry, bathroom and WC. Upstairs there are four bedrooms (a cloakroom has been created within the smallest bedroom).

1 Fallowfield Cottages faces almost due south, enjoying superb views across open farmland, and occupies a plot of approximately 0.13 acres, a strip of woodland on the opposite side of the lane is included in the sale and amounts to 0.25 acres.

Swinton Grange is located approximately half a mile south of Swinton village and enjoys easy access to Malton via the B1257 or Castle Howard Road. Malton is some 3 miles east and has an array of shops, bars and leisure facilities, monthly food market, secondary school and railway station with regular services to the mainline station at York. Malton has in recent years gained a reputation as Yorkshire's food capital, thanks to its high-profile food festivals and artisan producers.



## **ACCOMMODATION**

### **PORCH**

3.6m x 3.0m (11'10" x 9'10")

Access to a Coal Store. Casement windows to the south and east. Front door opening into:



### **ENTRANCE LOBBY**

Staircase to the first floor. Electric meter and consumer unit. Radiator.

### **SITTING ROOM**

4.5m x 3.6m (14'9" x 11'10")

Solid fuel stove with back boiler, within a period surround and fireside cupboard. Understairs cupboard. Television point. Casement window to the south.



## KITCHEN

3.8m x 2.5m (max) (12'6" x 8'2")

Basic range of kitchen units incorporating a stainless steel, single drainer sink unit. Electric cooker point. Automatic washing machine point. Casement window to the north. Radiator, and further electric radiator.



## PANTRY

1.6m x 1.3m (5'3" x 4'3")

Fitted shelving. Casement window to the north.

## BATHROOM & WC

2.4m x 1.7m (min) (7'10" x 5'7")

White suite comprising bath, walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Casement window to the north. Heated towel rail.



## FIRST FLOOR

### LANDING

Loft hatch.

### BEDROOM ONE

4.5m x 2.7m (max) (14'9" x 8'10")

Period fireplace. Fitted wardrobe. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the south. Radiator and further electric radiator.





### BEDROOM TWO

3.6m x 2.7m (11'10" x 8'10")

Period fireplace. Casement window to the north. Radiator.



### BEDROOM THREE

3.5m x 3.0m (11'6" x 9'10")

Casement window to the south. Radiator.



### BEDROOM FOUR

2.7m x 2.6m (max) (8'10" x 8'6")

Casement window to the East. Radiator and further electric radiator. Dimensions include a cloakroom with low flush WC and wash basin.

### OUTSIDE

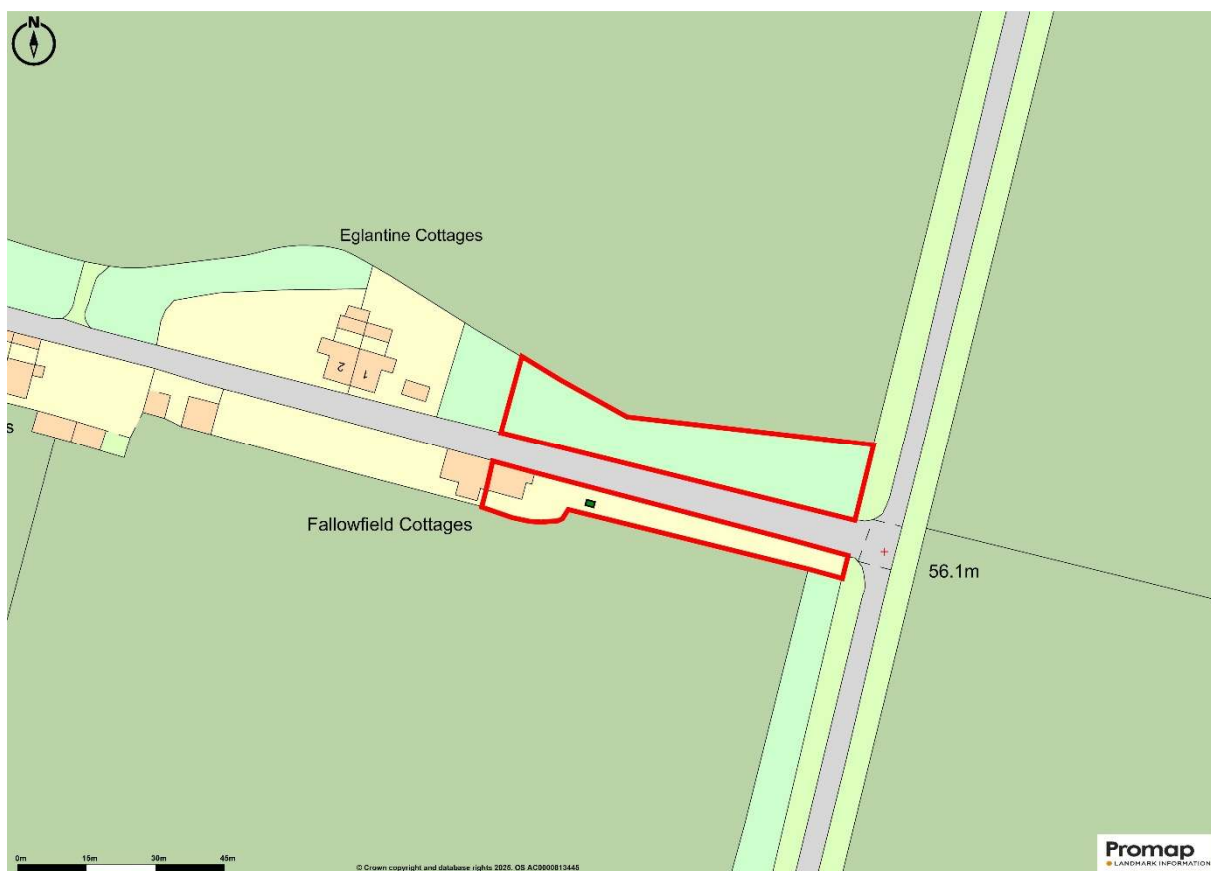
Good sized gardens, which are mostly laid to lawn and overlook open fields. There is space to park off-road and a strip of woodland on the opposite side of Laundry Lane, is also included in the sale.



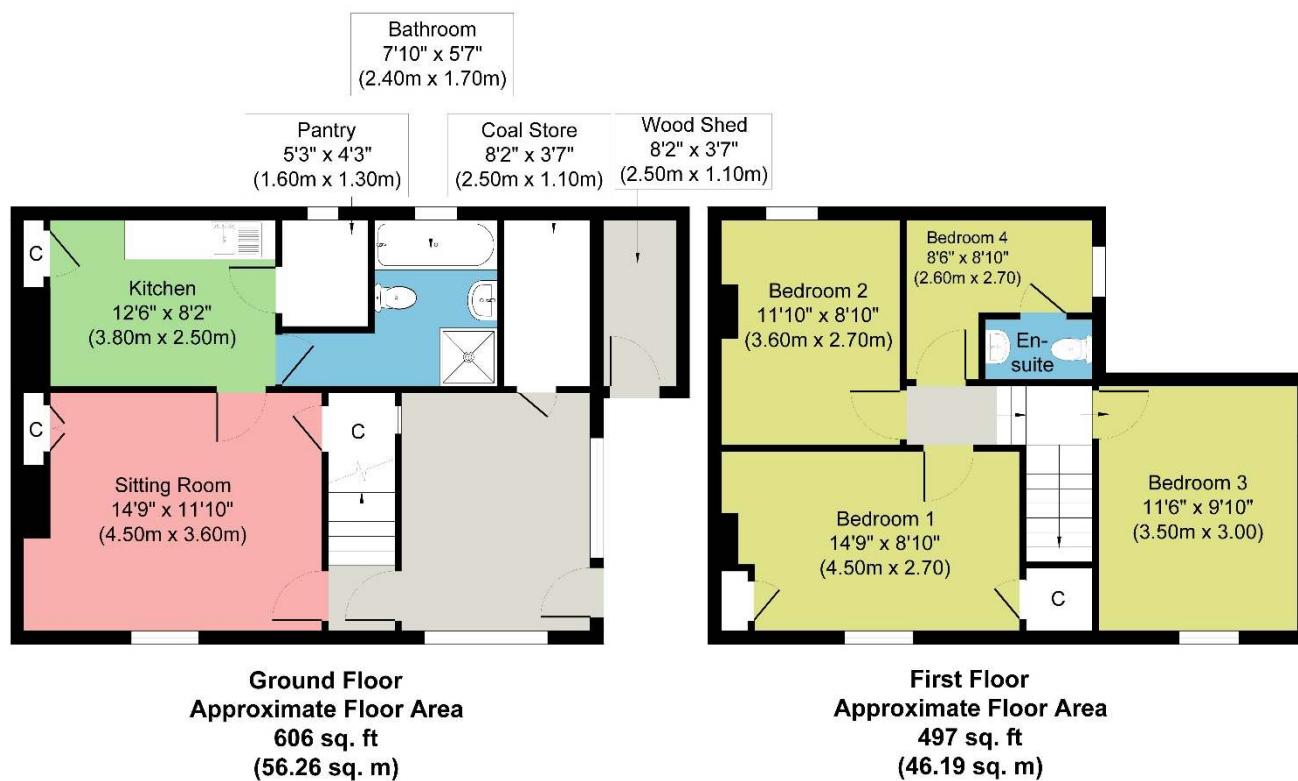
### GENERAL INFORMATION

Services:	Mains water and electricity. Shared, septic tank drainage with Number 1 Fallowfield Cottages.
Council Tax:	Band: B (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Note:	Laundry Lane is a private road serving 15 properties, this cottage will be responsible for one fifteenth of any future maintenance.
Post Code:	YO17 6QP.
EPC Rating:	Current: F33. Potential: C76.
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.



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