



Swift Cottage, Foggathorpe, Selby, YO8 6PX

Asking Price £425,000



HUNTERS
EXCLUSIVE

Swift Cottage, Foggathorpe, Selby, YO8 6PX

DESCRIPTION

NO ONWARD CHAIN. Swift Cottage is a charming Grade 2 listed, 17th century barn conversion. The property benefits from double glazing throughout, an oil-fired central heating system, and septic tank and briefly comprises a private, gated, gravelled courtyard with parking for three vehicles, large shed and garden. Enter into an open, south-facing kitchen dining area with feature windows. Continue through to hallway leading to a bedroom/study, two further bedrooms on the ground floor, amenities and bathroom including separate shower and sunken whirlpool bath, and stairs up to large lounge with vaulted ceiling with exposed beams and a mezzanine, and to bedroom one and ensuite. The property sits on a sizeable plot and comes with well proportioned rooms and built-in storage. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Foggathorpe is a small hamlet located on the A163 Market Weighton Road. Local amenities can be found in Bubwith, Holme Upon Spalding Moor, Howden, York, Selby and Pocklington

DIRECTIONS

From the A19 York to Selby Road, take the left turning onto the A163 signposted to Market Weighton. Continue through the villages of North Duffield, Bubwith, and Harlthorpe continue along through Foggathorpe the property can be identified by our Hunters exclusive For Sale Board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; E

EPC Rating : D





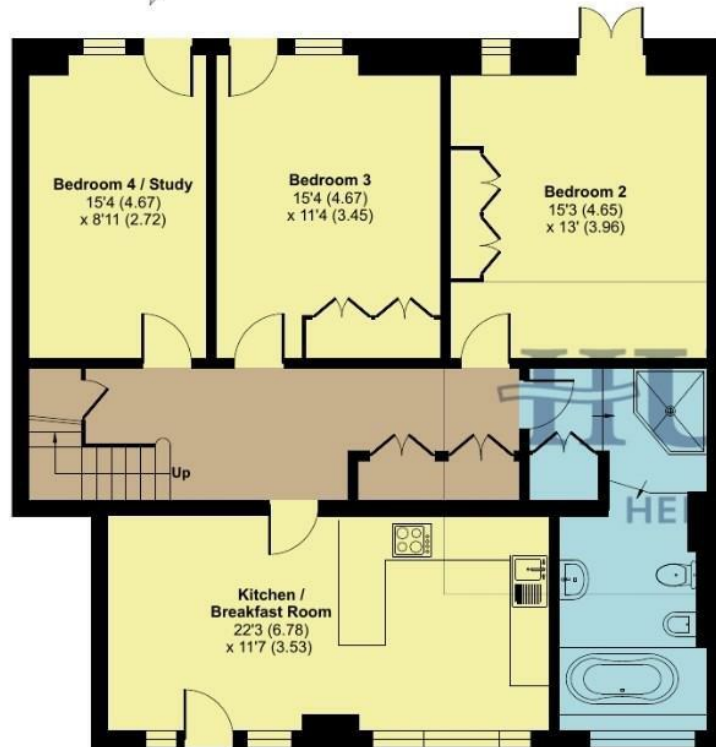
Swift Cottage, Foggathorpe, Selby, YO8

Approximate Area = 1941 sq ft / 180.3 sq m (excludes void)

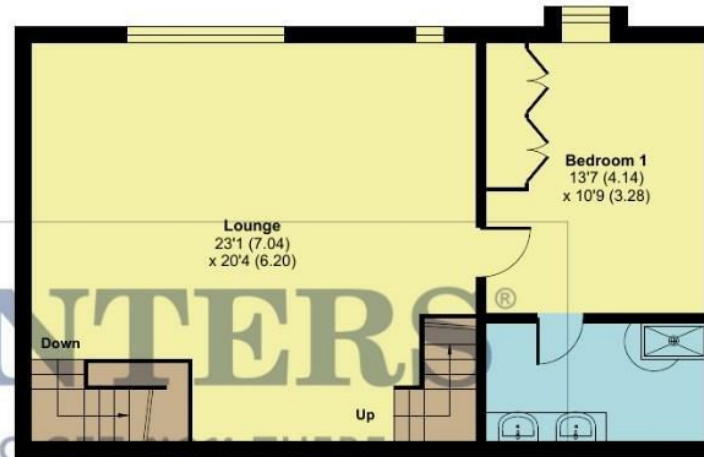
Outbuilding = 314 sq ft / 29.1 sq m

Total = 2255 sq ft / 209.4 sq m

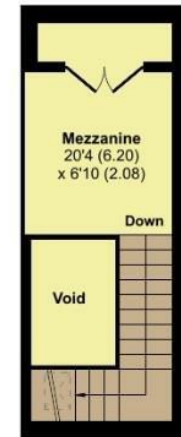
For identification only - Not to scale



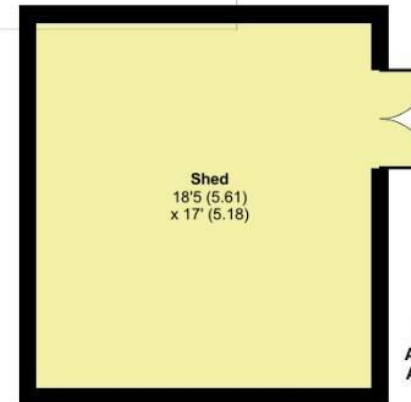
GROUND FLOOR
APPROX FLOOR
AREA 105.2 SQ M
(1133 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 64.2 SQ M
(692 SQ FT)



MEZZANINE
APPROX FLOOR
AREA 10.7 SQ M
(116 SQ FT)



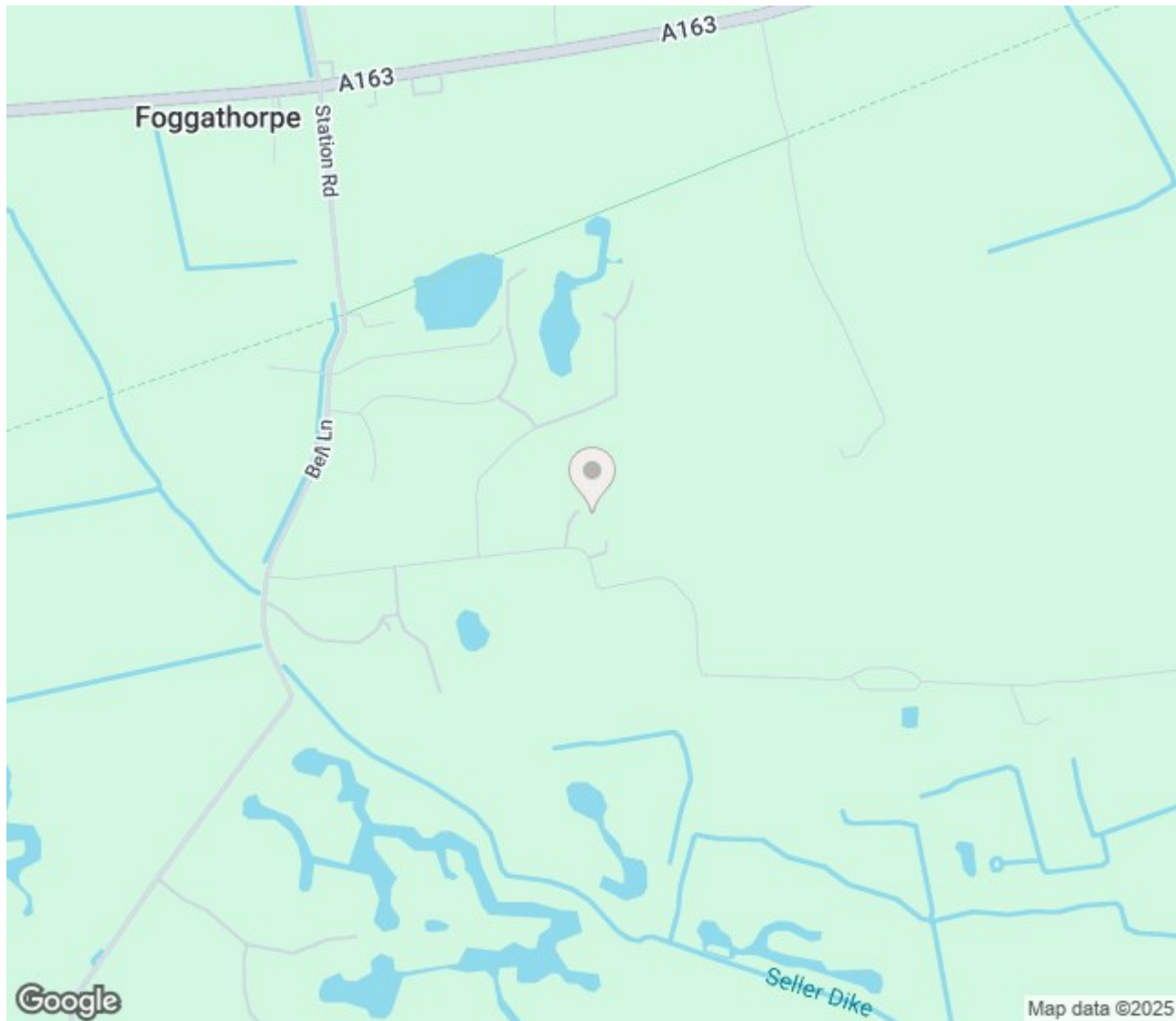
OUTBUILDING
APPROX FLOOR
AREA 29.1 SQ M
(314 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Property Group. REF: 1182213.








ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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.

23 Finkle Street, Selby, YO8 4DT | 01757 210884 | selby@hunters.com

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