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The Old School Myton on Swale, YO61 2QY

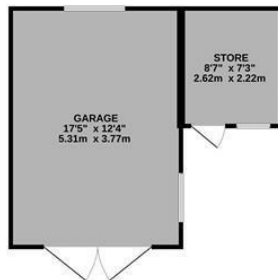
The Old School Myton on Swale, YO61 2QY

Guide Price £425,000

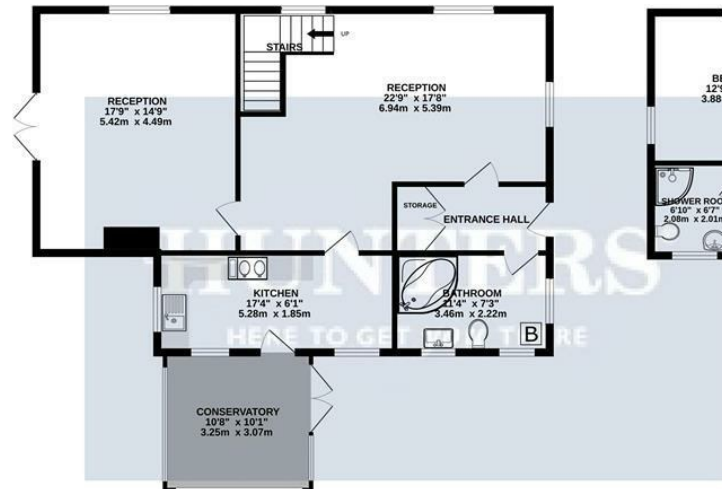
Built in 1896 as the Village School this detached property is full of character and charm as well as having an abundance of period features. In need of a little updating it offers huge potential with high ceilings, feature windows, extensive double glazing and oil fired heating. It comprises: entrance lobby, lounge/diner, sitting room, conservatory, kitchen and bathroom. To the first floor are four bedrooms, a study and a shower room. Outside are gardens to three sides, a garage and ample room for off street parking. To the rear the property enjoys south facing views over the surrounding countryside. Council Tax Band E and EPC rating E. There maybe potential for further development subject to any necessary planning requirements. Apply Easingwold Office on 01347 823535.

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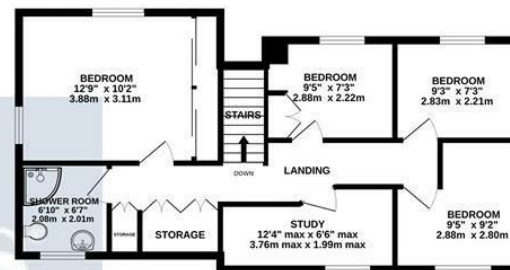
OUTBUILDINGS
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR
868 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC. 

ENTRANCE LOBBY

Accessed via part glazed timber front door, cloaks cupboard

LOUNGE/DINER

Windows x 2 to front aspect, window to side aspect, radiators x 2, stairs to first floor, centrally situated 7KW wood burning stove, wood panelling to the walls, ceiling spotlights

SITTING ROOM

Feature stone fireplace with open fire, window to front aspect, fully glazed double doors to side aspect, radiator, part wood panelled walls

CONSERVATORY

Fully glazed double doors to garden, tiled floor

KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset sink unit, solid fuel aga, plumbing for washing machine, integrated dishwasher, windows to three aspects

BATHROOM

Suite comprising corner bath with overhead shower attachment, fitted screen, low flush wc, pedestal wash basin, radiator, opaque feature windows x 3, tiled floor, loft access point (part boarded and has power and light), floor mounted central heating boiler (4 months old)

FIRST FLOOR LANDING

Loft access point (part boarded and power and light), radiator, ceiling spotlights, fitted cupboards, airing cupboard

BEDROOM ONE

Windows to front and side aspects, fitted wardrobe, radiator

BEDROOM TWO

Window to rear aspect, radiator

BEDROOM THREE

Window to front aspect, radiator

BEDROOM FOUR

Window to front aspect

STUDY

Window to rear aspect, radiator

SHOWER ROOM

Walk in shower cubicle with mains shower, pedestal wash basin, low flush wc, radiator, opaque window to rear aspect

OUTSIDE

To the front of the property is a lawned area. To the rear is a paved area, a coal bunker and borders of plants and flowers. To the side is a lawned area, 2 x paved patios, borders of shrubs and plants and a few trees. There is also an enclosed storage area.

GARAGE AND PARKING

There is a driveway with ample room for off street parking leading to a single garage. This has power and light and 2 x windows. There is also a brick outbuilding, a summerhouse and a garden shed. There is additional off street parking at the front of the property.

VIEWS

The rear of the property is south facing and enjoys open views over the adjacent small holding and surrounding countryside.

Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.

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. 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.













