



Myton On Swale Guide Price £550,000

A surprisingly spacious 4 bedroom detached property in picturesque no through village featuring versatile living space and over a third of an acre of gardens and grounds leading down to the river Swale.

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Inside

The extended ground floor living space includes a reception hall leading off into a generous living room with wood burning stove, large garden room and a dining kitchen featuring a generous range of oak fronted base and wall storage cupboards complemented by expansive worktop space, twin sinks and freestanding appliance space.

The ground floor also includes a versatile 4th bedroom/study and a wet room with wc.



The surprisingly spacious first floor landing leads off into a principal bedroom with en-suite bathroom and 2 further bedrooms.

Other internal features of note include an oil fired central heating system, a mix of uPVC and timber framed sealed unit double glazing along with an opportunity for a buyer to cosmetically update and improve the property both internally and externally.

Outside

The front garden is mainly laid to lawn and a driveway to the side provides parking and access into a brick built single garage.

The rear garden is also mainly laid to lawn and it should be noted that the timber platform and steps leading off the garden room are both in need of repair and replacement.



The rear garden narrows as it leads off through a currently overgrown area (once a productive vegetable garden and chicken run) down to the banks of the River Swale.

Services

We have been advised by the vendor that all main services are connected to the property with the exception of mains gas.

Energy Efficiency

This property's current energy rating is D (55) and has the potential to be improved to an EPC rating of C (69).

Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of D. The postcode for the property is YO61 2QY.



Tenure

We have been informed by the vendor that the property is freehold.



Main Street, Myton on Swale, York, YO61 2QY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1809 SQ FT / 168.06 SQ M - (Excluding Garage & Store)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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