

RM  
English



**Swales Drive, Market Weighton, York, YO43 3BF**

- No Onward Chain • A versatile bungalow situated on a quiet cul de sac • Fitted thermal blinds & smart WiFi heating controls • Lounge with a bay bay window & gas fire • Kitchen with a range of appliances • Guest bedroom/formal dining room • Two further double bedrooms, one with an en-suite & fitted wardrobes. Family bathroom • Garden room with underfloor heating & home office • Fully enclosed rear garden, pond, garage with an electric roller & a driveway •

EPC = C

## Guide Price £350,000

Tucked away within a small private cul-de-sac, only a short distance from the centre of town and all of its amenities, is this three-bedroom detached bungalow. The property provides versatile and spacious living accommodation, so if you want to downsize but still require space for family and friends then this will surely appeal. The property is offered to the market with No Onward Chain.

The property is approached via a gravel driveway leading to the front door, which opens into a welcoming and generously sized entrance hall. From here, a bedroom positioned to the front of the property enjoys views over the front garden, making it ideal as a guest room or as a formal dining room.

The kitchen is fitted with a modern range of neutral high-gloss wall and base units, complemented by contrasting work surfaces and an inset sink. Integrated appliances include an eye-level oven, four-ring gas hob and stainless-steel extractor hood. There is plumbing for a washing machine and space for additional white goods. There is a storage cupboard to one end of the kitchen that houses the combi boiler and another which has been shelved. A side door provides direct access to the drive, ideal for everyday convenience.

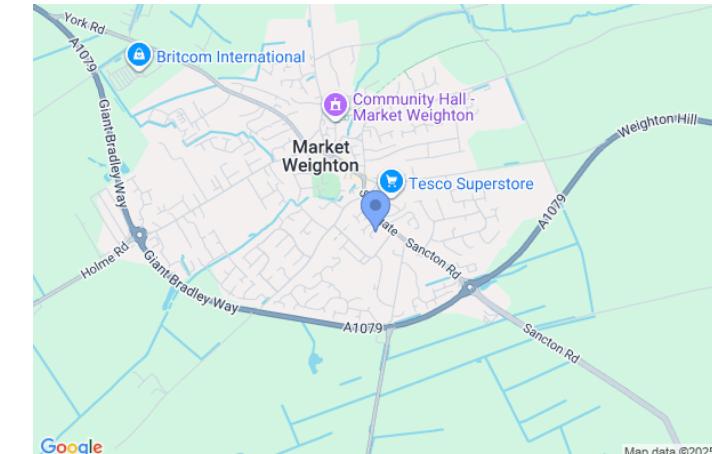
The spacious lounge overlooks the front garden and offers an inviting focal point with a coal-effect gas fire, set within a modern hearth and timber surround, creating a comfortable and relaxing living space.

An inner hallway leads to the remainder of the accommodation, including two further bedrooms, one of which benefits from Hammonds fitted wardrobes. The principal bedroom has an en-suite shower room, fitted with a corner shower, pedestal hand basin, w/c, fully tiled walls and a chrome heated towel rail. The family bathroom comprises of a panelled bath with a hand held shower attachment, pedestal hand basin, w/c, fully tiled walls and chrome heated towel rail.

A home office can be accessed from the hall, perfectly suited for home working or hobbies. This room opens via French doors into the garden room, a bright and flexible space currently used as a second living area. With a solid roof, two Velux windows and French doors opening onto the rear garden, this room can be enjoyed all year round and adapts easily to changing needs.

Externally, the property continues to impress. There is a large single garage with an electric roller door and courtesy door to the rear, along with a gravelled driveway providing additional off-road parking for two cars. The front garden is mainly laid to lawn with a pathway leading to the entrance.

The fully enclosed rear garden offers a private and secure setting, ideal for children and pets. A paved patio seating area leads onto a lawned garden bordered by mature trees, including an apple tree and a variety of established shrubs. There is a pond adjacent to the rear of the garage, whilst a timber shed provides useful storage.

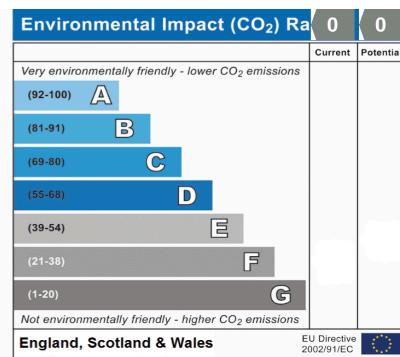
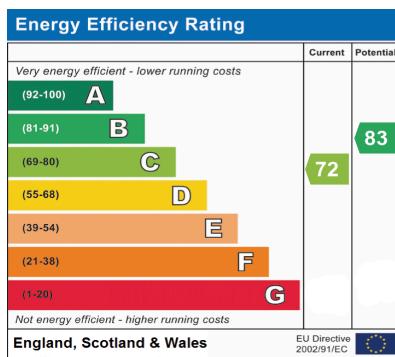




**A VERSATILE BUNGALOW WITH NO ONWARD CHAIN**



**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**



Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:  
Reference: 2538

Offices in York, Pocklington and Market Weighton



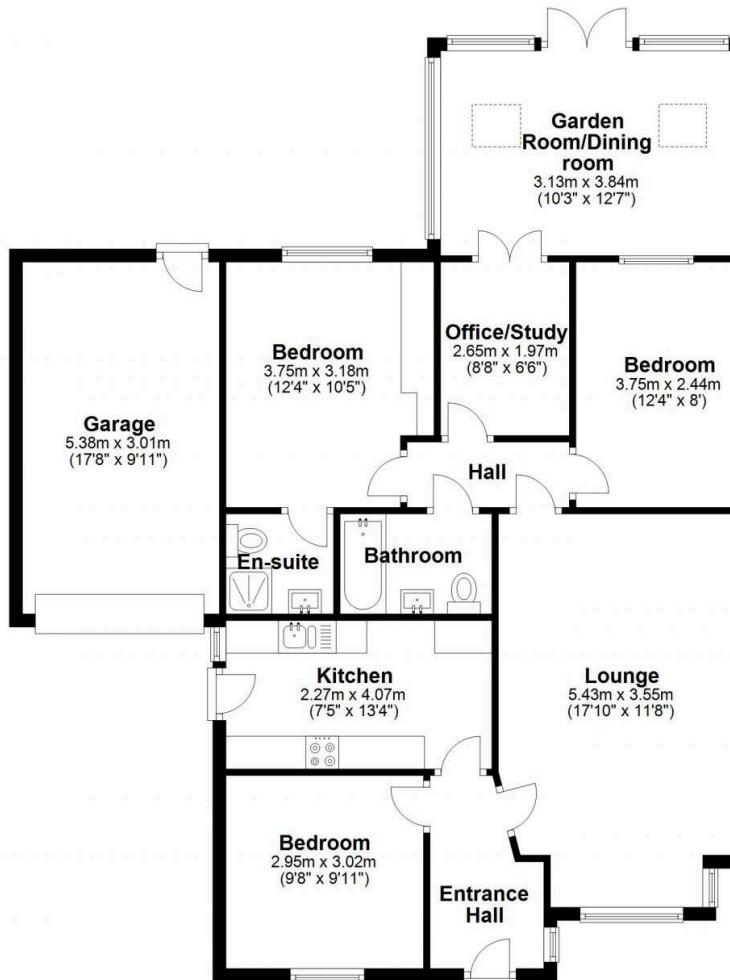
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## Ground Floor

Approx. 110.2 sq. metres (1186.1 sq. feet)



Total area: approx. 110.2 sq. metres (1186.1 sq. feet)

The total SqFt shown can include Garages & Outbuildings.  
Plan produced using PlanUp.

**1 Swales Drive**

## Disclaimer

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