

Mark Stephenson's

ESTATE & LETTING AGENTS



6 West Close, Swinton, Malton, YO17 6SZ

£249,500

- Offered for sale chain free
- Large corner plot gardens
- Popular village location
- Extends to approx 1290 sq ft
- Integral style single garage
- Amotherby school catchment
- Large boarded attic space
- Oil fired central heating
- Four bedrooms

6 West Close, Malton YO17 6SZ

Extremely good sized (1290 sq ft) family home nicely tucked away in the corner of this small cul-de-sac having enclosed larger than average gardens. Offered for sale with no onward chain briefly including hallway, through lounge/dining with stairs off, dining kitchen, conservatory, four bedrooms, family bathroom and large boarded loft space offering further potential bedroom space. Oil fired central heating, integral style single garage.



Council Tax Band: C



General information

The village of Swinton lies approximately 2.5 miles from Malton it falls within the Amotherby's Primary school catchment area. Excellent facilities are available in Malton including primary schools, secondary & sixth form , a Railway station with links to the Intercity service at York, cinema and numerous sporting and social clubs. Malton has a varied selection of independent shops and supermarkets and has gained regional acclaim for the regular food festivals and markets.

Services

Mains water, electricity and drainage.

Oil fired central heating, the boiler is located externally at the side.

Swinton village is not connected to mains gas.

Hallway

Main front door, electric fuse board.

Lounge/dining

Front facing window, feature fireplace, stairs to first floor landing, radiator, power points. Door into the hallway and door into the dining kitchen.

Dining kitchen

Having a range of wall and base units with wood effect work surfaces, fully tiled walls, space for cooker, washing machine and fridge. Rear facing window. Dining Area with sliding doors leading to conservatory, radiator.

Conservatory

Door leading to the garden. Radiator.

Landing

Fold down hatch and ladder to the loft space.

Boarded loft space.

An excellent space which could become more permanent with the installation of a proper staircase from the first floor landing space - subject to the usual permissions. Having a side facing window, laminate flooring, eaves access, electric heater.

Bedroom 1

Front facing window, built in store cupboard.

Bedroom 2

Rear window, wardrobes.

Bedroom 3

Side window. Connecting door into bed 4.

Bedroom 4

Side facing window.

Bathroom

Window to rear aspect, low flush WC, wash hand basin with pedestal, panel enclosed bath with shower over, part tiled walls.

Outside/gardens

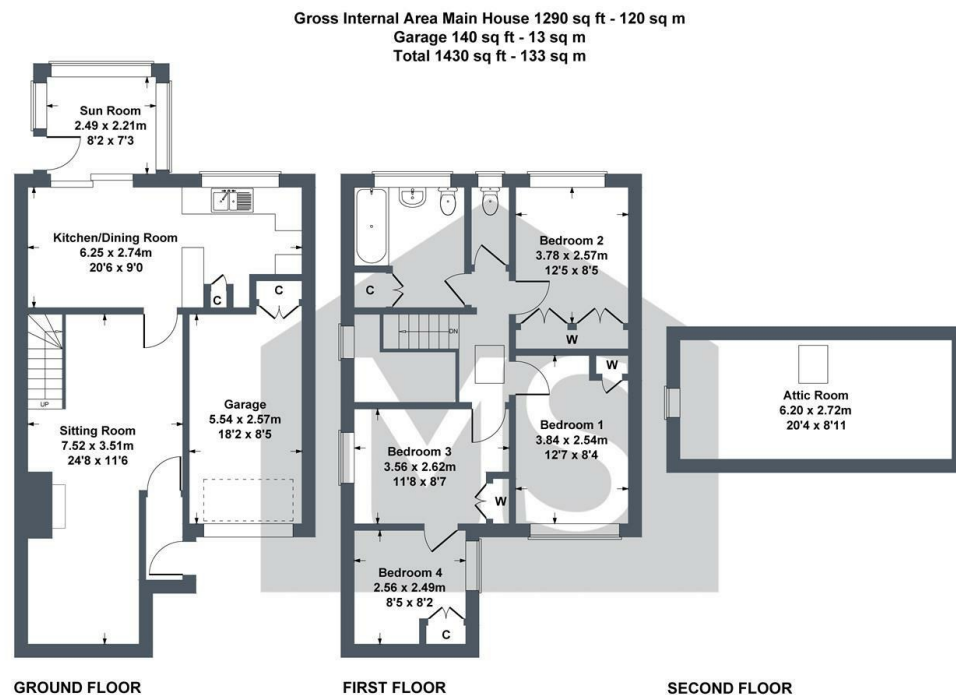
To the front of the property there is a driveway with parking in front of the garage. Side path access leading to the rear enclosed garden which is a particular selling feature we feel being a good bit larger than might be expected given the corner position. Laid mostly to lawn in well established boundaries.

Garage

Single integral type with power laid on.

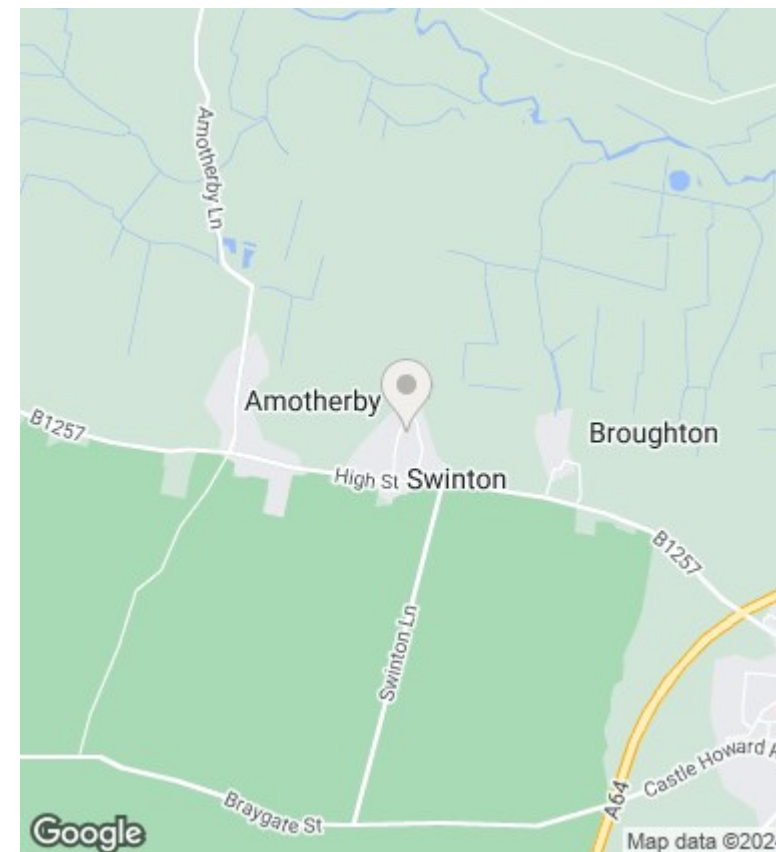






SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Directions

Adele Scott is Margaret's daughter - she rang to book the val. Gave her email, her Mum's landline but didn't know her Mum's mobile so she will give us that when Mark attends the appt. Is a 3 bed semi in cul-de-sac location. Wants to downsize. NHP = no.7 £270k in Oct 18, no.8 £272k in July 16.

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	