

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

RIVENDELL MIDDLE STREET, SWINTON, YO17 6SR



- **Three bedroom well presented property**
 - **Large sitting/dining room**
 - **Popular village location**
- **Two garages and parking**
- **Enclosed West facing garden**
- **NO ONWARD CHAIN**

PRICE GUIDE £245,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Rivendell is a well-presented three-bedroom home, offered with no onward chain, situated along a quiet road in the popular village of Swinton.

The property features a spacious sitting/dining room, a modern fitted kitchen and conservatory overlooking the rear garden. Upstairs are two double bedrooms and a further single along with the house bathroom suite. Outside benefits include an enclosed rear garden with patio area and a timber shed. There are two garages with parking, and a gravelled/low maintenance front garden.

Swinton is a popular village some 2 miles northwest of Malton. The Howardian Hills National Landscape (previously named as an Area of Outstanding Natural Beauty) are nearby with lovely countryside walks. Primary schooling is available in the adjoining village of Amotherby and Swinton also offers a sports centre and Public House. In Malton there are a wide range of amenities including secondary schooling additional sporting and recreational facilities and an excellent variety of shops. The railway station in Malton provides links to the intercity service at York and the A64 which bypasses the town gives good road links both east and west and links to the Motorway network.

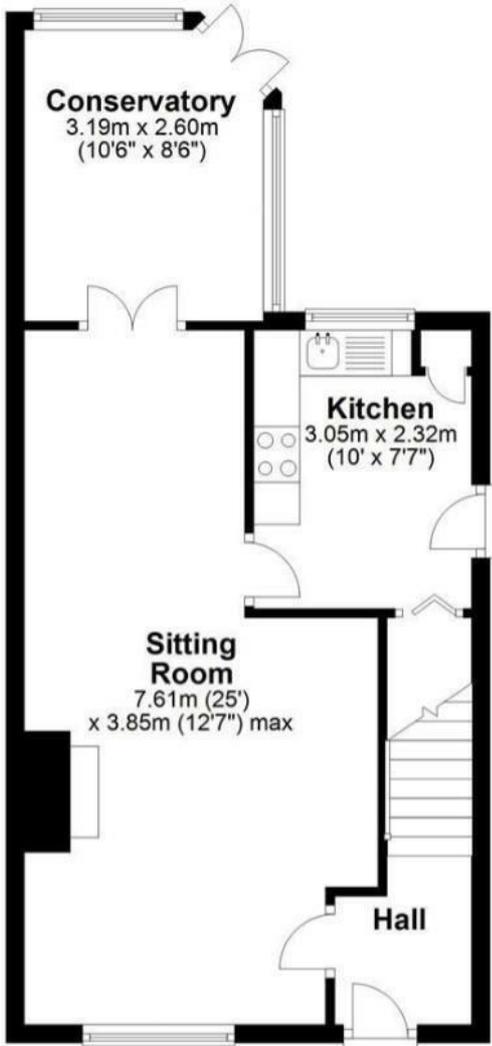
General Information



Accommodation

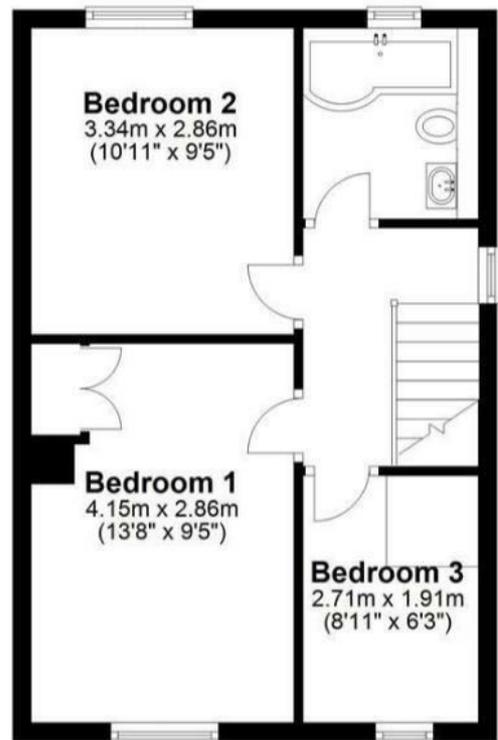
Ground Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



Total area: approx. 82.2 sq. metres (884.5 sq. feet)

Rivendell, Swinton

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

www.rounthwaite-woodhead.com

Rounthwaite **R&W** Woodhead