

Rounthwaite **R&W** Woodhead

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

SWINHAM COTTAGE, (PLOT 8) MAIN STREET, SCAGGLETHORPE, YO17 8DT



- A NEWLY CONSTRUCTED END TERRACE HOUSE
- 2 BEDROOMS & HOME OFFICE
- HIGH SPECIFICATION AND WARRANTY
- DESIRABLE VILLAGE LOCATION
- DEVELOPMENT BY SCOTHERN DEVELOPMENTS
- GARDEN AND OFF STREET PARKING

PRICE GUIDE £295,000

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

A brand new 2 bedroom mid terraced house forming part of an exclusive new development by Scothern Developments. Milam Cottage fronts the Main St and is one of four similar properties. The appearance is traditional and most attractive 'faced' in brick under a pantile roof. There is off road parking divided by traditional metal Estate railings and a walled/fenced garden area to the rear.

The accommodation has been thoughtfully designed with economical running costs in mind and is fitted to a high specification (available on request) and comprises as follows: entrance hall, cloakroom, sitting room, stylish kitchen with french doors to the rear garden. 2 bedrooms and bathroom at first floor level and a home office at 2nd floor level.

The kitchen (Howdens) is fully integrated with cooker, hob, dishwasher, microwave and washing machine set within oak worktops and up stands. The doors throughout are in oak and the bathroom fittings are quality 'Ideal Standard'.

FTTP (Full-fibre) broadband with simple plug-in router setup and externally there is the EV charging point.

This property offers an exciting opportunity to purchase a new high-quality home constructed by Scothern Developments, local builders of high repute.

The village is situated off the A64 which provides quick road communications to Malton, York and the motorway network to the West and towards Scarborough to the East. There is a well regarded Public House (The Ham & Cheese Inn), Chapel and Playground in the village and Primary Schooling is available at the adjacent villages of Settrington and Rillington. The village is set in attractive countryside, but within an easy drive to Malton where an excellent range of amenities are available along with a busy weekly market. Amenities include; the railway station with links to the Intercity service at York, sporting and social clubs, doctors surgery and hospital.

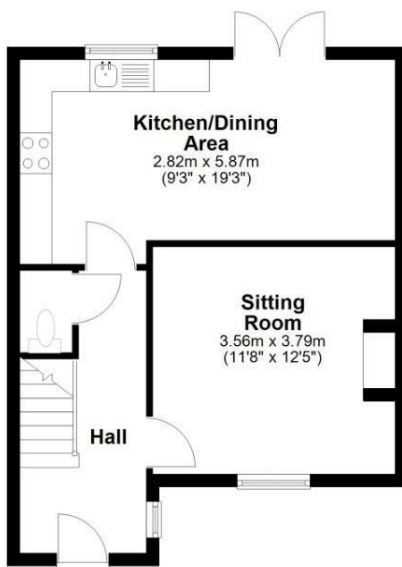
General Information



Accommodation

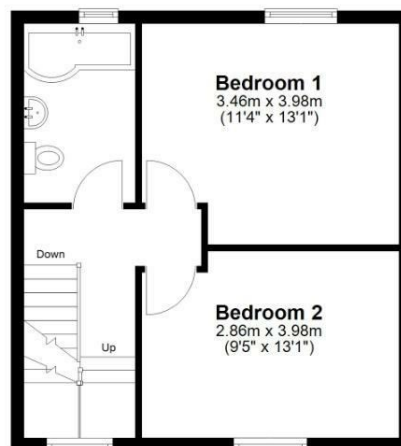
Ground Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



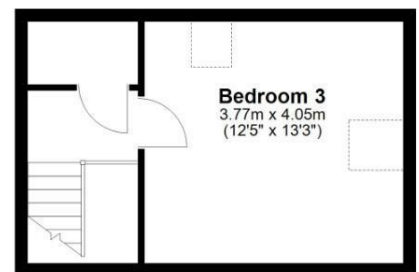
First Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



Second Floor

Approx. 22.2 sq. metres (238.5 sq. feet)



Total area: approx. 100.7 sq. metres (1083.6 sq. feet)
Plot 8, Swinham Cottage, Scagglethorpe

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		76
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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