



## Swingbridge Cottage , Great Heck

Offers Over £280,000

- Charming Detached Property
- Open Plan Living Area
- Contemporary Kitchen
- Set Within Approx 1/4 Acre
- Bedroom with Dressing Room & En-suite
- Abundance of Off Street Parking
- Overlooking the Canal
- Utility Room & WC
- EER 39 (E)

A tremendous opportunity to acquire this hidden gem located along the canal. The property has recently undergone a comprehensive range of improvements and crucially is offered for sale with no onward chain.



Swingbridge Cottage is a charming detached property set within generous grounds extending to approximately a quarter of an acre. A rare opportunity within its own right, having some of the finest country settings overlooking the canal.

A sliding electrically operated gate lead through into the property's grounds onto a hardstanding area with the ability to provide an abundance of off street parking. The present owners purchased the property in 2021 and have since carried out a comprehensive programme of renovation works which has seen the property significantly modified, reconfigured and enhanced, now showcasing a beautiful cottage style property.

On entering the property, an entrance hall gives access to the bedroom to the left, which has been carefully designed to incorporate a walk in dressing room and en suite bathroom. The bedroom itself is of a good size and benefits from a double glazed window to the front and electric heater.

Located off the hallway is an important utility room and toilet having provision in place for laundry facilities.

The hub of the home is without doubt the open plan kitchen living space, having a contemporary kitchen design focused around a central island. The units incorporate a built-in dishwasher, fridge and freezer, along with a stainless steel sink unit and drainer. The island has a 3 ring gas hob, perfectly positioned to enjoy the open plan living lifestyle.

The kitchen area seamlessly merges into a designated sitting area with French doors leading out onto the patio area and garden beyond.

The property is serviced by mains electric and water and electric heaters throughout. There is a Calor gas bottle in place to the rear of the property for the cooking facilities.

We understand the property is connected to a septic tank and have been advised is not up to the current standards and regulations. The present owners accept no responsibility to replace the septic tank and therefore the property will be sold as seen.

Furthermore, we understand a legal right of access is granted along the track from Heck and Pollington Lane.

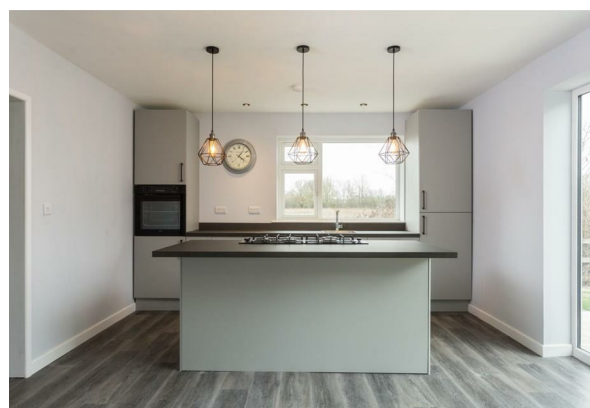
Swingbridge Cottage provides one of those increasingly rare opportunities to acquire such a contemporary home set within some of the finest scenery in the area. All viewings are strongly encouraged and strictly by appointment only. The property is likely to appeal to those seeking to retire, already in retirement and investors alike.

EER- 39 (E)

Tenure – Freehold

Council Tax – Selby Council Band - C

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

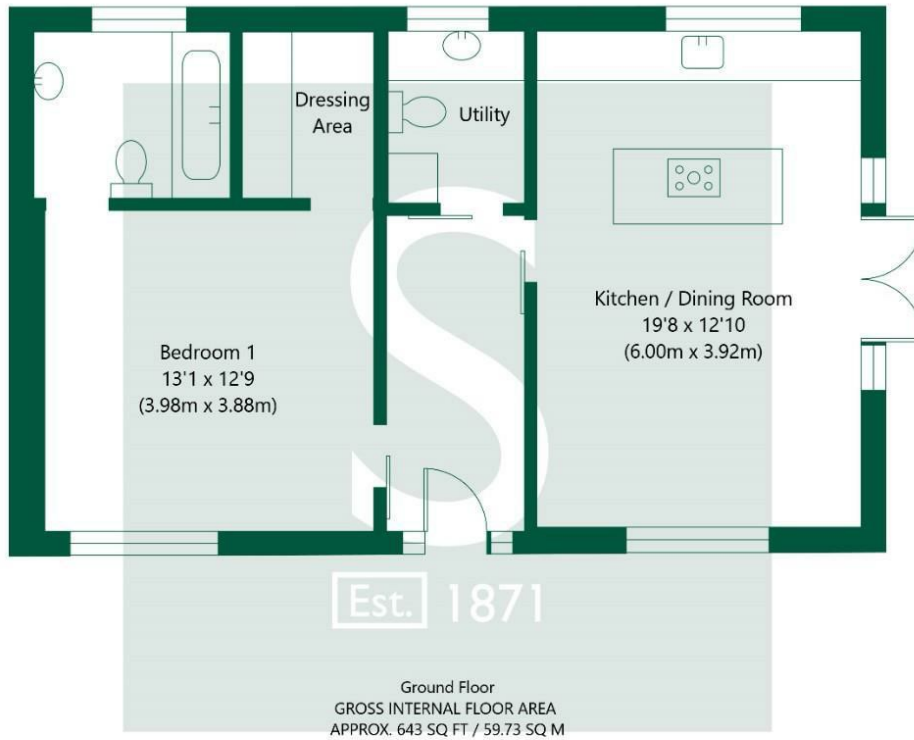




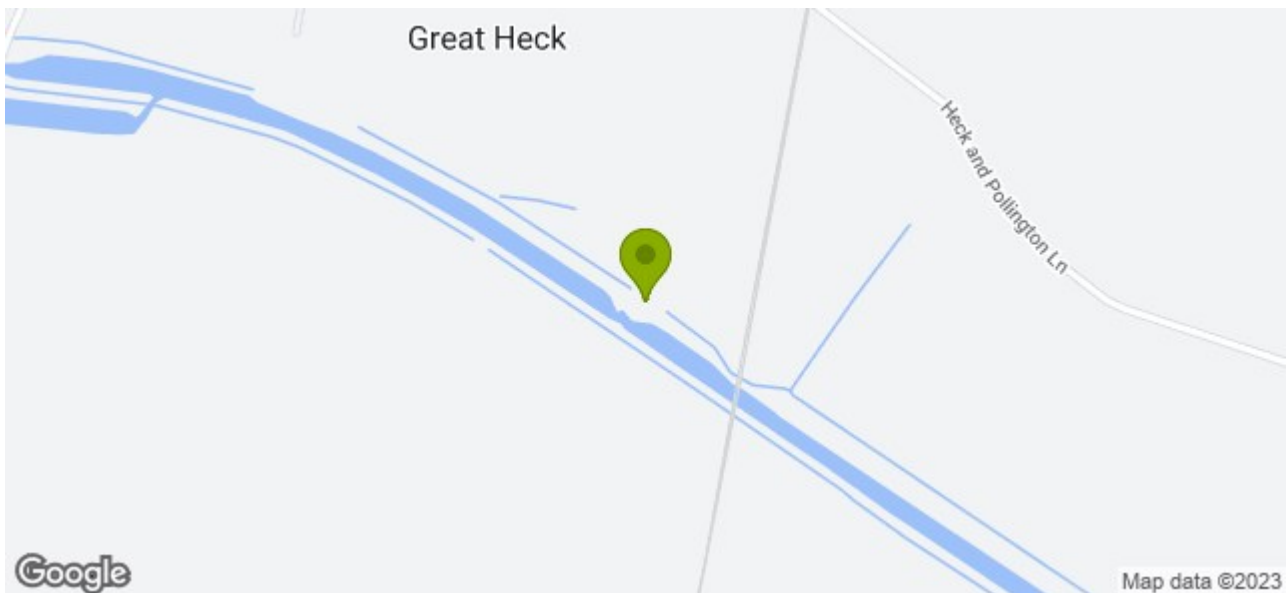




## Great Heck, DN14 0BG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 643 SQ FT / 59.73 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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