

Swallow Hurst Main Street | Sinnington. YO62 6SH

An attractive Edwardian three storey town house situated in this highly sought after location in the village of Sinnington having a wealth of charm and character throughout with many beautiful original features. The property has been re-roofed and has been modernised to a high specification with Chinese oak flooring to most of the ground floor; the house is also fully double glazed with timber sashes.
Accommodation comprises: Impressive reception hallway, open plan sitting room and dining area with re-fitted shaker style kitchen, cloakroom with w.c., utility area. First floor, landing, two double bedrooms and family bathroom, stairs to first floor landing leads to spacious attic room. To the outside there is a low maintenance front garden, rear patio area, two brick stores and lawned area with attractive planting, flower/shrubbery borders and additional plot.
Sinnington is an attractive village lying just north of the A170 and is a much sought after residential location. The village lies equi-distant between the market towns of Pickering and Kirkbymoorside where a good range of local amenities and recreational facilities can be found.





Guide Price £275,000

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Swallow Hurst Main Street | Sinnington







Accommodation Comprising

Reception Hallway
With floor tiling, central heating radiator, archway, coving and stairs to first floor landing.

Sitting Dining Area
Sitting room with fireplace and open dog grate, original cupboards, shelving, chinese oak flooring, french doors to outside. Ceiling rose, understairs storage cupboard and central heating radiator.
Dining Area with fireplace, tiled hearth, coal effect gas fire, cupboard, shelving, sash window to the front elevation, coving to ceiling, ceiling rose, central heating radiator and chinese oak flooring.

Kitchen
Housing a range of shaker style units comprising single drainer sink unit, rolled edge work surfaces, tiled splash backs, wall and base units incorporating drawer compartments, display cabinets, four ring gas hob with extractor fan over, built in oven, space for dishwasher, window to the side elevation with tiled window sill, skylight widnow.

Utility Area
With plumbing for automatic washing machine, tiled flooring, wall mounted boiler, window to the rear elevation with tiled window sill. Skylight window.

Attic Room
Having sash window to the front elevation, exposed timbers, skylight window, laminate flooring, built in cupboard, wash hand basin with tiled splash backs.

Cloakroom
With low flush w.c, pedestal wash

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hand basin, tiled splash backs, heated towel rail and window.

First Floor
Galleried landing with built in cupboard. Door with stairs to attic room.

Bedroom One
With cast iron fireplace, wooden surround, sash window to the front elevation, central heating radiator.

Bedroom Two
With wardrobes and cupboards above, sash window to the rear elevation and central heating radiator.

Bathroom
Comprising Bath on claw feet, shower cubicle with shower unit being tiled, wash hand basin, flow flush w.c, part wood panelling to walls, sash window, chrome heated towel rail.

Outside
Low maintenance front garden. Rear garden with paved area, two outbuidings, gravelled area, further pathway with laid lawn, flower/shrubbery borders, further vegetable patch to the extreme rear with raised beds.

Services
Mains gas, electricity, water and drainage are connected.

Notes
The driveway to the right of the terraces gives pedestrian right of way to all 3 houses and to the land at the rear.





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Total area: approx. 117.6 sq. metres (1265.7 sq. feet)

Swallow Hurst, Sinnington

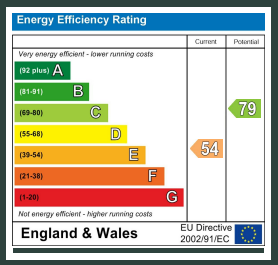
VIEWING

By telephone appointment with the Agents . Telephone 01751 472724.

COUNCIL TAX BAND

ENERGY PERFORMANCE RATING

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