

# ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7lx Tel: (01653) 600747 Fax: 08718 130592



**THE NESTLINGS, EAST STREET, SWINTON, MALTON, YO17 6SH**

**An Immaculate 3 Bedroom Detached House with lovely Garden and view**

**Entrance Hall**

**Kitchen**

**Double Glazing**

**Cloakroom**

**3 Bedrooms**

**Double Garage**

**Sitting Room**

**Shower Room**

**Attractive Garden**

**Dining Room**

**Quality Fittings**

**Garden Shed**

**PRICE GUIDE £345,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800  
Email: [rounthwaite-woodhead.co.uk](mailto:rounthwaite-woodhead.co.uk)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

The Nestlings is one of several similar Detached Houses to the northern end of East Street with gardens adjoining fields to the east and a view towards Broughton. The fittings are of high quality the kitchen is particularly appealing with a locally made bespoke units, granite worktops, double oven and hob. The sitting room at the front opens to the dining room with French Doors opening to the garden. There are 3 bedrooms the the first floor a modern shower room with good sized cubicle. The solar panels are a useful asset supplementing the water heating.

The property is set back from the road and the driveway leads to a double garage and garden to the rear primarily to lawn and adjoining fields.

Swinton is a popular village some 2 miles northwest of Malton. The Howardian Hills AONB is nearby with lovely countryside and walks. Primary schooling is available in the adjoining village of Amotherby and Swinton also offers a sports centre, Public House and small shop. 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

Services: Mains water and electricity. LPG Heating. Connection to mains drainage.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

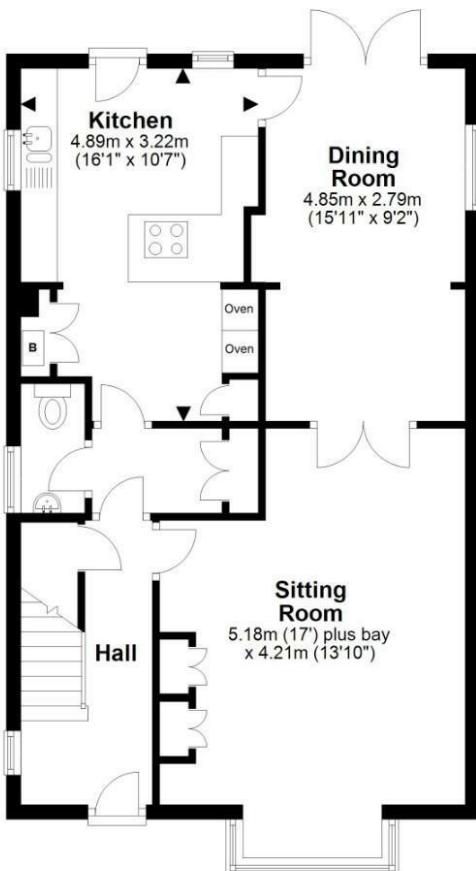
Council Tax: Band D.



# Accommodation

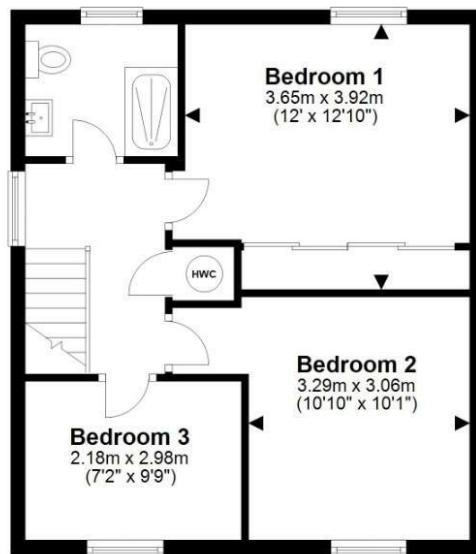
## Ground Floor

Approx. 62.7 sq. metres (675.0 sq. feet)



## First Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



Total area: approx. 106.1 sq. metres (1142.4 sq. feet)

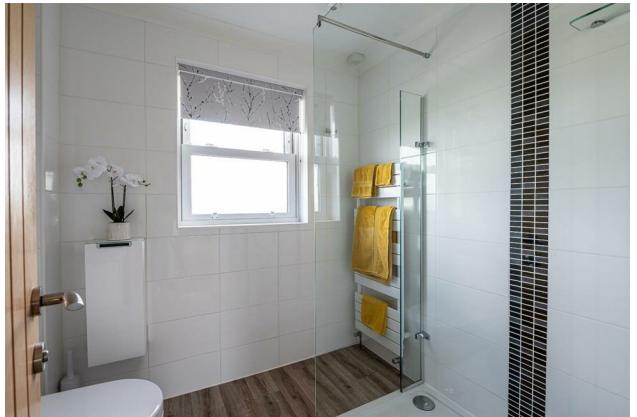
**The Nestlings, Swinton**

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

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



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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