

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

Cloakroom

Sitting Room

Dining Room

Kitchen

3 Bedrooms

Shower Room

Quality Fittings

Double Glazing

Double Garage

Attractive Garden

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

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.

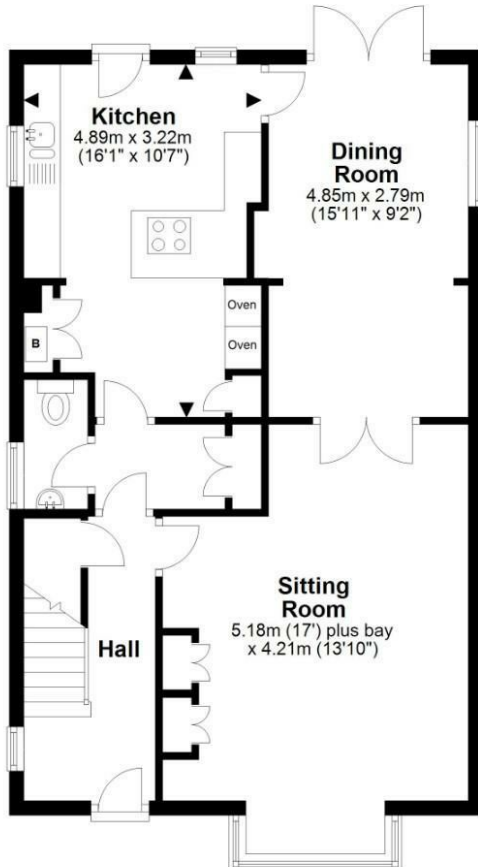
Council Tax: Band D.



Accommodation

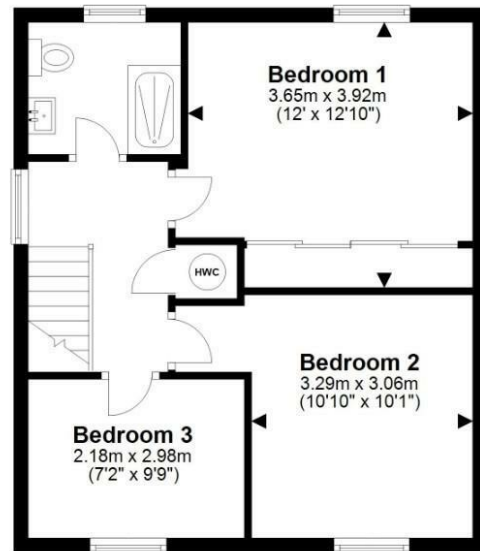
Ground Floor

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	67
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



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.rounthwaitewoodhead.co.uk

ROUNTHWAITE & WOODHEAD