

ROUNTHWAITE & WOODHEAD

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



3 MEADOWFIELD CLOSE, SWINTON, MALTON, YO17 6RA

**An Immaculately Presented and Deceptively Spacious 3 Bedroom Property
with Garage & Parking**

Entrance Hall

Cloakroom

Enclosed Garden

Dining Kitchen

Three Double Bedrooms

uPVC Double Glazing

Sitting Room

Master with En-Suite

Garage & Parking

Utility Room

Bathroom

LPG Heating

PRICE GUIDE £280,000

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

Meadowfield Close is a small and modern development to the Northern periphery of Swinton village which is within a few miles of Castle Howard and the Howardian Hills Area of Outstanding Natural Beauty; the Moors Wolds and Coast are also within easy travelling distance. No. 3 Meadowfield Close is a semi detached property offering well proportioned accommodation with quality fixtures and fittings throughout. On the ground floor there is a well equipped dining kitchen with a good range of wall and base units with integrated appliances. There is a separate utility area on entering the property along with a cloakroom. To the front of the property is the sitting room with open fire. On the first floor there are three double bedrooms, master bedroom with en-suite shower room and a house bathroom suite.

The property is set back from the road with a small area of lawn to the front and a fully enclosed garden to the rear with a lovely paved patio area for sitting out, a single garage and good driveway parking space.

Malton is very close by and offers an excellent range of amenities with the railway station providing links to the intercity service at York. The A64 by passes the town and provides good road communications east and west to the motorway network. The varied range shops and eating establishments are in abundance and the town has gained regional acclaim for its regular food festivals.

General Information

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

Tenure: Freehold.

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

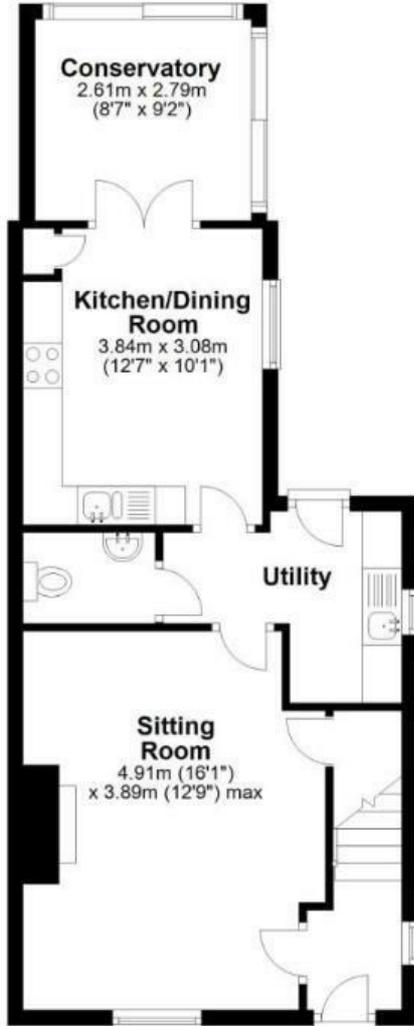
Council Tax: We are informed that the property lies in Band C.



Accommodation

Ground Floor

Approx. 50.3 sq. metres (541.8 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



Total area: approx. 93.1 sq. metres (1002.3 sq. feet)

3 Meadowfield Close, 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			
		60	74
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		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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