



8 Pearsons Yard

Swinton, YO17 6TF

Price Guide £280,000



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Tucked away in the popular village of Swinton, Malton, this delightful end town home offers a perfect blend of comfort and style. With three well-proportioned bedrooms, including a master suite complete with an en-suite shower room, this property is ideal for families or those seeking extra space. The living space downstairs is spacious and open plan with impressive floor to ceiling windows looking out to the rear garden. One of the standout features of this property is the stunning open views to the rear, overlooking the rolling fields and countryside. Located in the popular village of Swinton, conveniently close to local amenities with a local pub and shop and still in easy driving distance to the nearby market town of Malton. This property is immaculately presented throughout. Don't miss the opportunity to make this lovely three-bedroomed end town house your own.

- End terraced three bedroom family home
- Master bedroom with ensuite shower room
- Outside summer house
- Open plan kitchen dining and sitting room
- Two further double bedrooms
- Stunning open countryside views
- Floor to ceiling windows in the kitchen open to the rear garden
- Newly renovated family shower room

Entrance Hall

Composite front door opening up into a hallway which is tiled, under stairs cupboard and also airing cupboard housing the oil burner, radiator, stairs leading to the first floor.

Guest WC

UPVC double glazed front aspect window, low flush WC, wall mounted sink, tiled floor, radiator. Electric switch unit.

Sitting Room

UPVC double glazed front aspect window, radiator, Karndean flooring.

Kitchen Dining Room

Dining area with radiator and floor to ceiling PVC windows with patio doors leading out to the garden. The kitchen area was newly installed last year, with range of wall and base units, built-in dishwasher, inset sink with mixer tap, induction hob, with extractor hood over, built-in double oven, and integrated washing machine.

Landing

UPVC double glazed side aspect window, radiator and loft access (not boarded, loft ladder and light)

Master Bedroom

Double glazed wood casement windows with rear view, radiator. Door leading to:

Ensuite Shower Room

Tiled floor and walls, walk-in shower cubicle, wall mounted sink with mixer tap, low flush WC and radiator. Extractor fan and spotlights.

Bedroom Two

UPVC double glazed rear front aspect window, radiator.

Bedroom Three

UPVC double glazed rear aspect window, fitted wardrobes and radiator.

Bathroom

Newly installed shower room with walk-in shower, vanity sink unit with electric light mirror above, heated ladder towel radiator, fully tiled throughout. UPVC double glazed front aspect window. Storage cupboard housing the built in audio system that runs throughout the house.

Exterior

In the rear garden is a garden room, which the current owner uses as a craft room. Fully tiled patio area, enclosed and private with stunning views over local fields and countryside. The front of the property is low maintenance with parking for two vehicles*. Side

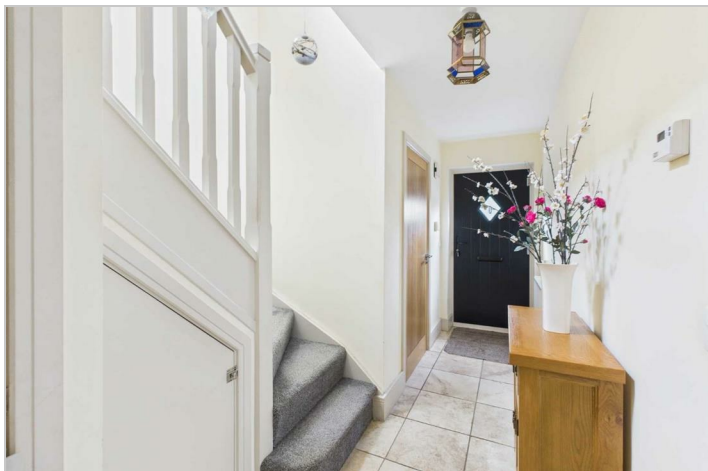
gate leading to the rear of the property.

*The current vendor uses the space at the front of the property however, this area is not included on the title deeds.

Services

Mains connected to water, drainage and electric. An underground oil tank services the boiler.

Council Tax Band D



Road Map



Hybrid Map



Terrain Map



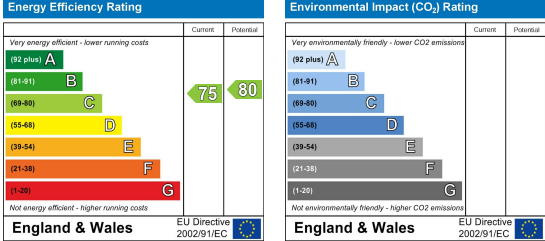
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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