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Kirkdale Cottage West

Swinton, YO17 6SP

Offers Around £325,000

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Kirkdale Cottage West Street

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Kirkdale Cottage is a deceptively spacious three bedroom barn conversion set within a courtyard development and in the popular village of Swinton. Located within catchment for Malton and Amotherby school, on a regular bus route and benefiting from a popular public house and local shop in the village. The accommodation briefly consists of entrance hall, breakfast kitchen, guest WC, sitting room and conservatory. To the first floor there are three good sized bedrooms and a family bathroom. The property is approached over a gravel driveway (also serving the adjoining properties) and benefits from a single garage. To the rear there is a stunning, private garden with mature plants and shrubs with a lawn area and well stocked borders with raised patio area and stunning views over the Howardian Hills. A fantastic, quirky and characterful property which would make a lovely family home or a perfect place to retire to. Offered with no onward chain.

- Lovely three bedroom terrace property
- Guest cloakroom/ WC
- Separate garage and parking
- Rear sitting room leading to conservatory
- Sought after village location just a few miles from Malton
- Generous sized rooms throughout
- Country style breakfast kitchen
- Private and enclosed mature garden with stunning views
- NO ONWARD CHAIN

Entrance Hall
Exposed beams, hardwood floor, radiator, steps to sitting room. Door to the front aspect.

Cloakroom/WC
Low flush WC, wash hand basin, radiator.

Breakfast Kitchen
11' x 13'6 (3.35m x 4.11m)
A range of country style wall and base units with sink and drainer unit, gas hob and wall mounted boiler which provides central heating, fitted oven and microwave, part tiled walls, built in storage cupboard, recessed lighting to ceiling. Window to the front aspect.

Sitting Room
20' x 16'4 (6.10m x 4.98m)
Cast LPG burner, wood style flooring, two radiators, double glazed window, stairs to first floor and French doors to:

Conservatory/Sunroom
8' x 9' (2.44m x 2.74m)
Double glased windows, door to rear garden.

First Floor Landing

Loft
Access via a loft ladder, fully boarded with power and light.

Bedroom One
9' x 14' (2.74m x 4.27m)
With exposed beams, radiator, fitted cupboard and wardrobes. Double glazed window.

Bedroom Two
15'3 x 7' (4.65m x 2.13m)
Radiator, fitted wardrobe.

Bedroom Three
9' x 17'9 (2.74m x 5.41m)
Radiator and double glazed window.

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Bathroom
Panel bath, shower, radiator, wash hand basin, low flush WC, airing cupboard with hot water cylinder and immersion heater, Velux roof light, exposed ceiling beam.

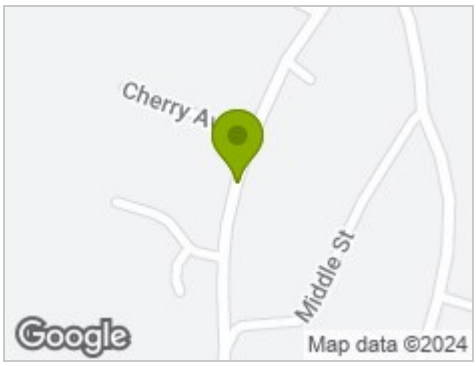
Exterior
The property is approached over a gravel driveway also serving the adjoining properties. Single garage of brick and tile construction. The rear garden is a lovely private, enclosed walled garden with a lawn area, patio and mature plants and shrubs. There is a raised patio area with stunning views over open countryside. There is rear gateed access to the garden and parking for two cars to the front.

Services
Mains connected to water, drainage and electric. Oil heating central. LPG gas for cooking.

Council Tax Band D

Location
Swinton is a lovely, sought after village, just outside of Malton. There is a popular local public house and regular bus routes into Malton and surrounding areas. The well known Castle Howard Estate is also not too far away.

Road Map



Hybrid Map

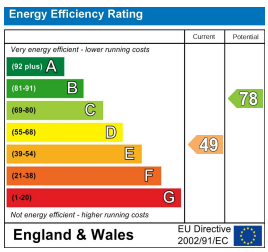
Terrain Map

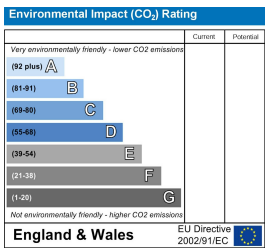
Floor Plan

Viewing

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

Energy Efficiency Graph





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