

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 87        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 74      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales 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) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

## Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents 01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

## Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



**11, Persons Yard, Swinton, Malton, North Yorkshire, YO17 6TF**  
**Guide price £280,000**

\*\*\*OFFERED WITH NO ONWARD CHAIN\*\*\*

Willowgreen is pleased to offer a three bedroom house located on this well regarded development in Swinton, on the outskirts of Malton. This home is offered with no onward chain and in brief comprises; entrance hall, guest cloakroom, open plan kitchen/living room/dining room. To the first floor there are three bedrooms, one with ensuite and family bathroom to the first floor.

Externally there is a garden, mainly laid to lawn with timber shed. The rear aspect has beautiful views of rolling countryside. In addition, there is off street parking for 2 vehicles to the front.

Persons Yard is situated off East Street in Swinton, a popular and well served rural village, which is located approximately 2.5 miles from the centre of the market town of Malton. The Village has the benefit of a shop, Public House and sports hall. The neighbouring village of Amotherby has a popular Primary School.

EPC Rating TBC



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)  
6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



## ENTRANCE HALLWAY

3'9" x 14'9" (1.15m x 4.52m )

Staircase to first floor, understairs cupboard and door to:



## GUEST CLOAKROOM

Low flush WC, wash hand basin and tiled splash.

## OPEN PLAN KITCHEN/LIVING AREA

12'2" x 26'6" (3.72m x 8.09m)

Range of base cupboards and matching wall mounted storage cupboards, sink unit inset in heat resistant work surface, four ring hob, fitted oven, fitted fridge, freezer and dishwasher, radiator and French doors to garden.



## FIRST FLOOR LANDING

### BEDROOM ONE

10'1" x 11'10" (3.08m x 3.61m )

Double glazed door to 'Juliet' balcony. Fitted cupboards.



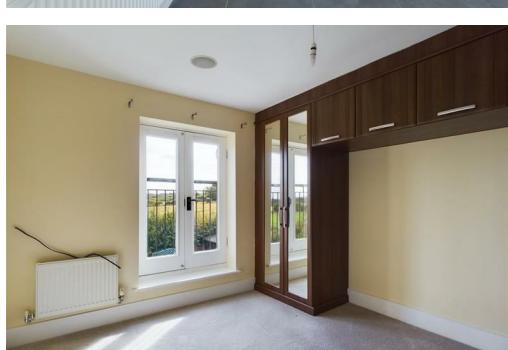
### EN-SUITE

Shower cubicle, low flush WC, wash hand basin.

### BEDROOM TWO

11'9" x 7'8" (3.60m x 2.36m )

Double glazed window and radiator.



### BEDROOM THREE

9'4" x 8'0" (2.87m x 2.45m )

Double glazed window and radiator.



### BATHROOM

7'8" x 5'6" (2.36m x 1.68m )

Panel bath with shower over, low flush WC, wash hand basin, double glazed casement window, tiled floor, radiator.

### EXTERNALLY

To the front of the property, there is off-street parking.

To the rear, there is an enclosed lawned garden with open views over neighbouring farmland. There is a right of way on foot only to the rear garden for wheelbarrow access, fuel deliveries etc.



### PARKING

To the front of the property, there is off-street parking.

### SERVICES

Mains water and electricity. Connection to mains drainage. Oil fired central heating.

### COUNCIL TAX BAND D

### TENURE

Freehold



WG

Approximate total area<sup>(1)</sup>

83.91 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on BCO/PIPS IC standard.

DRAFFED360