

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(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 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		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: 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



**6, West Close, Swinton,
North Yorkshire, YO17 6SZ**
Guide price £250,000

6 West Close is a beautiful three bedroom family home with a dressing room to the third bedroom. Built in 1978, this property is located in the sought after village of Swinton, with a good size garden to the rear and a garage and driveway parking.

The property briefly comprises; entrance hallway, sitting room, open-plan kitchen/dining room with sliding doors leading to the sun room. To the first floor are three double bedrooms with built in storage and a dressing room to the third bedroom, along with the house bathroom and separate guest cloakroom.

Swinton is a rural village located approx. 2 miles west of the thriving market town of Malton and 20 miles North East of York City Centre. The village itself benefits from a public house, butchers shop and sports hall. The neighbouring village of Amotherby has a sought-after primary school and senior schooling is offered in Malton and Norton. Swinton is at the foot of the Howardian Hills and is within easy reach of the stunning Castle Howard Estate and the North York Moors National Park.

EPC Rating D



ENTRANCE HALLWAY

Door to front, coving, textured ceiling, fuse box.

SITTING ROOM

24'7" x 11'6" (7.51m x 3.51m)

Window to front aspect, feature fireplace, coving, stairs to first floor landing, radiator, power points, TV point and telephone point.



KITCHEN/DINING ROOM

8'11" x 20'5" (2.74m x 6.24m)

Kitchen:- Window to rear aspect, a range of wall and base units with wood effect work surfaces, fully tiled walls, space for cooker, washing machine and fridge, power points.

Dining Room:- Sliding doors leading to sun room, coving, radiator, power points.



SUN ROOM

7'3" x 8'2" (2.21m x 2.50m)

Door to side, radiator, panelled ceiling, radiator.

FIRST FLOOR LANDING

Window to side aspect, coving, pull down ladder to fully boarded attic room.

BEDROOM ONE

12'6" x 8'3" (3.82m x 2.54m)

Window to front aspect, airing cupboard, coving, power points.

BEDROOM TWO

12'5" x 8'4" (3.79m x 2.56m)

Window to rear aspect, built in wardrobe, coving, power points.



BEDROOM THREE

8'6" x 11'8" (2.61m x 3.56m)

Window to side aspect, built in storage, door leading to dressing room, coving, radiator, power points.



DRESSING ROOM

8'5" x 8'2" (2.57m x 2.50m)

Window to side aspect, built in storage, coving, power points.



HOUSE BATHROOM

Opaque window to rear aspect, low flush WC, wash hand basin with pedestal, panel enclosed bath with mixer taps and shower over, part tiled walls, airing cupboard/additional storage.



GUEST CLOAKROOM

Opaque window to rear aspect, low flush WC, dado rail.



ATTIC ROOM

8'11" x 20'3" (2.72m x 6.18m)

Window to side aspect, eaves storage, radiator, power points.



GARDEN

To the front of the property there is a driveway with parking for one vehicle, side access leading to the rear enclosed garden. To the rear there is a patio, a gravelled seating area with, laid to lawn.

GARAGE

Up and over door, power and lighting.

COUNCIL TAX BAND C

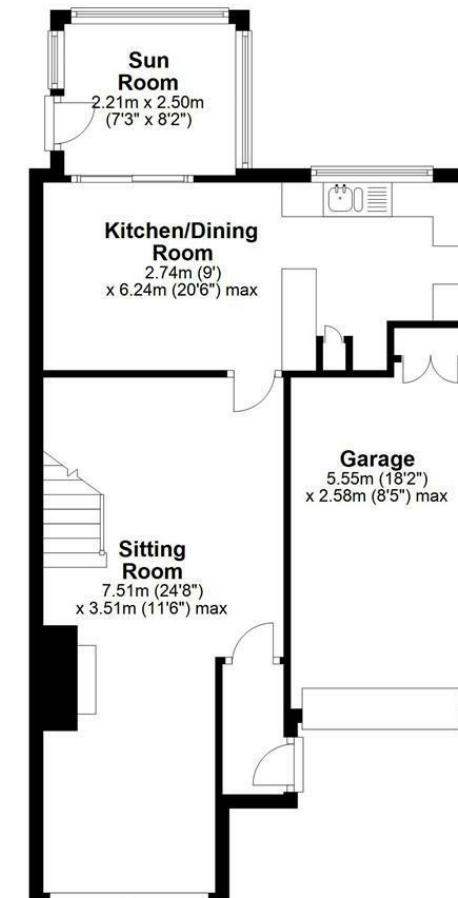
SERVICES

Oil fired central heating, mains water, mains drainage.

TENURE

Freehold.

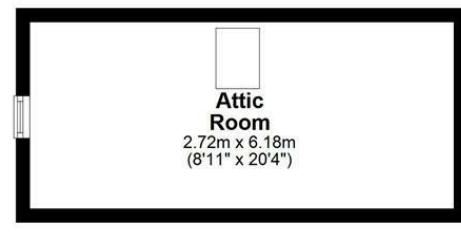
Ground Floor
Approx. 61.2 sq. metres (658.4 sq. feet)



First Floor
Approx. 54.2 sq. metres (582.9 sq. feet)



Second Floor
Approx. 16.8 sq. metres (181.0 sq. feet)



Total area: approx. 132.1 sq. metres (1422.4 sq. feet)
6 West Close, Swinton