

**12, Pearsons Yard, Swinton,
North Yorkshire, YO17 6TF
Guide price £265,000**

SALE AGREED OFF MARKET, REGISTER TOAY FOR SIMILAR PROPERTIES

12 Pearson's Yard is a three bedroom home located in this quiet cul de sac in the sought after village of Swinton. The property was built to a very high standard by Fulford Builders and offers spacious contemporary stylish living with a good size garden to the rear and open views over countryside.

The property briefly comprises; entrance hall, cloakroom, open plan kitchen/ living/diner with bifold doors onto the rear garden. To the first floor is the master bedroom with an ensuite, two bedrooms and a house bathroom. The property benefits from double glazed timber windows, kitchen with built in appliances, quality fixtures and fittings throughout, Lexcom home network audio system, boiler installed 2020, oil tank installed 2021, off-street parking for two cars and low maintenance garden.

Swinton is a rural village located on the B1257 approximately 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; 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 C

Energy Efficiency Rating	
Current	Potential
75	87

Environmental Impact (CO ₂) Rating	
Current	Potential
70	81

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



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6-8 Market St, Malton, North Yorkshire YO17 7LY

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



ENTRANCE HALL

Wooden double glazed front door, solid wood oak floor, coving, storage cupboard housing the boiler, under stairs cupboard, radiator, and stairs to first floor landing.

GUEST CLOAKROOM

UPVC double glazed window to the front aspect, low flush WC, wash hand basin with pedestal, radiator.

SITTING ROOM

15'1" x 12'0" (4.60 x 3.66)

Wooden double glazed window to the front aspect, solid wood oak floor, coving, radiator, TV point, telephone point and power points.

KITCHEN/DINER

20'0" x 12'2" (6.12 x 3.71)

Wooden double glazed windows with double doors to the rear garden, coving, radiator, range of wall and base units with roll top work surfaces, integrated washing machine, integrated dishwasher (both only a few months old), sink and drainer unit, fridge/freezer, electric oven, electric hob, extractor hood and power points.

FIRST FLOOR LANDING

Wooden double glazed window to the side aspect, loft access and power points.

MASTER BEDROOM

12'0" x 9'10" (3.66 x 3.02)

Wooden double glazed Juliet doors with wrought iron railings over looking the garden and open views, coving, fitted wardrobes, radiator, TV point and power points.

MASTER EN-SUITE

7'10" x 2'9" (2.39 x 0.86)

Radiator, tiled floor, fully tiled shower cubicle with power shower, low flush WC, wash hand basin, fully tiled walls, shaver point and extractor fan.

BEDROOM TWO

11'10" x 7'8" (3.63 x 2.36)

wooden double glazed window to the front aspect, coving, radiator and power points.

BEDROOM THREE

9'8" x 7'10" (2.95 x 2.41)

Wooden double glazed window to the rear aspect, open views, coving, radiator and power points.

FAMILY BATHROOM

9'8" x 7'6" (2.97 x 2.31)

Wooden double glazed window to the front aspect, radiator, tiled floor, three piece bathroom suite comprising of panel enclosed bath with mixer taps, shower over the bath with shower screen, low flush WC, wash hand basin with pedestal, storage cupboard housing LexCom System, part tiled walls, shaver point and extractor fan.

GARDEN

Mainly laid to lawn with gravelled borders, patio area, outside tap, shed, electric point and rear entrance. The oil tank is situated in the rear garden underground.

SERVICES

Mains electric, oil fired central heating, water and drainage.

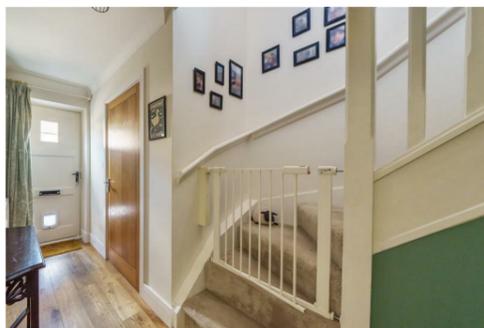
ADDITIONAL INFORMATION

Oil tank, boiler both replaced 2020 & 2021

COUNCIL TAX BAND D

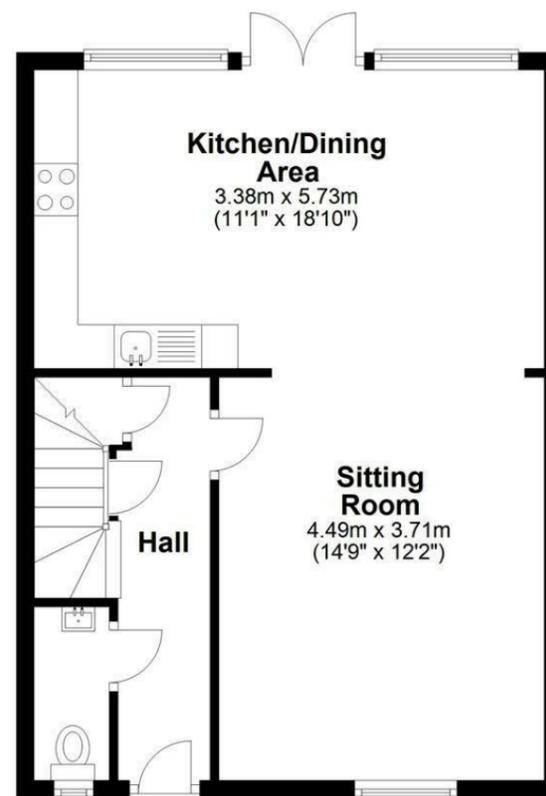
TENURE

Freehold



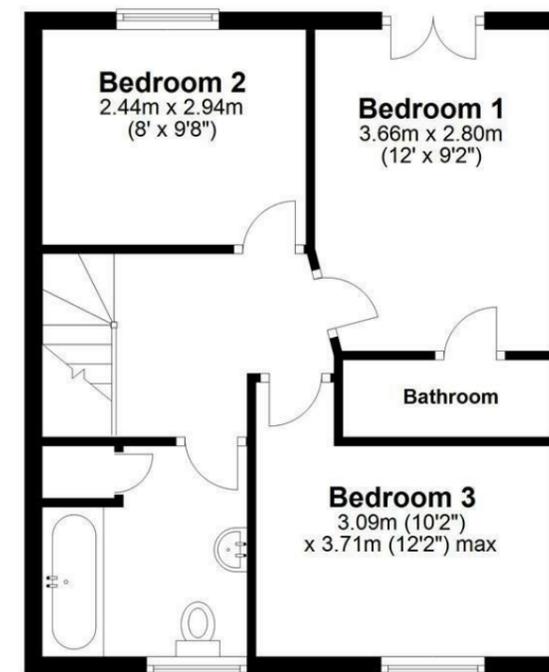
Ground Floor

Approx. 48.2 sq. metres (518.9 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



Total area: approx. 90.5 sq. metres (973.8 sq. feet)

12 Pearsons Yard