

SWALEDALE HOUSE, SNAINTON



A contemporary family home providing attractive four-bedroom accommodation, together with gardens, garage and parking. Excellent EPC rating.

1,443 square feet of stylishly presented accommodation
 Entrance Hall – Cloakroom – Sitting Room – Dining Kitchen
 Three first floor double bedrooms — house bathroom
 Large master bedroom to the second floor.
 Gardens to the front and rear
 Garage – Ample private parking

GUIDE PRICE £315,000

A modern four-bedroom family home, situated on the western end of this well served and accessible village. Swaledale House was built in 2015, as part of a small development of just four homes by the well regarded Thompson Homes of Scarborough. Attractively presented the house has solid oak floors to the ground floor, a stylish fitted kitchen and range of integrated appliances. Deceptively spacious with accommodation over three floors, the house provides 1,446 square feet of accommodation, which benefits from a 'B' EPC rating, making it an especially affordable and efficient home to run.

In brief the accommodation comprises the following. Entrance hall with cloakroom, a front facing sitting room with glazed double doors open into the dining kitchen which in turn opens out onto a sheltered rear courtyard garden. There are four bedrooms in total. On the first floor are three bedrooms, all doubles and the house bathroom. On the top floor is a large master bedroom.

Swaledale House faces south, set back behind mature hedges and has a lawned garden to its front, attractively planted up with shrubs, an easy to care for rear garden and the benefit of both a single garage and private allocated parking.



LOCATION

Snainton is a well-served village some eight miles to the east of Pickering and approximately nine miles from Scarborough. The village has a primary school, doctors' surgery, recreation ground, parish church, two pubs and fish and chip takeaway with small shop and is well placed for access to the A64 and the railway station at Malton.

ACCOMMODATION COMPRISES

ENTRANCE HALL

3.90 m(12'10") x 1.90 m(6'3")

Panelled front door with window light overhead. Oak flooring. Stairs to the first floor with understairs fitted cupboard. Radiator.



CLOAKROOM

1.90 m(6'3") x 1.00 m(3'3")

Low flush WC and wash hand basin. Extractor fan. LVT flooring. Radiator.

SITTING ROOM

5.10 m(16'9") x 3.40 m(11'2")

Sash window to the front, overlooking the garden. Oak flooring. Television point. Telephone point. Glazed double doors opening into the dining kitchen. Radiator.



DINING KITCHEN

5.40m(17'9") x 3.20m(10'6")

Range of fitted kitchen cabinets with butcher block style worktops, incorporating a ceramic one and a half bowl sink unit with mixer tap. Integrated electric oven and four ring gas hob with extractor hood overhead. Integrated fridge freezer. Integrated washer/dryer. Integrated dishwasher. Cupboard containing Ideal gas fired central heating boiler. Oak flooring. Recessed ceiling lights. Sash window to the rear. French windows opening onto the rear garden. Television point. Radiator.



FIRST FLOOR

LANDING - Stairs leading off to the second floor.

BEDROOM TWO

4.70m(15'5") x 2.90m(9'6")

Sash window to the rear. Television point. Telephone point. Radiator.



BEDROOM THREE

3.50m(11'6") x 2.90m(9'6")

Sash window to the front. Television point. Radiator.



BEDROOM FOUR

3.20m(10'6") x 2.40m(7'10")

Sash window to the rear. Television point. Radiator.



BATHROOM

2.40m(7'10") x 2.00m(6'7")

Matching white suite comprising; low flush WC, pedestal basin and bath with power shower over. Sash window to the front. Recessed ceiling lights. Fully tiled walls. Ceramic tiled floor. Electric shaver point. Extractor fan. Heated towel rail.



SECOND FLOOR

BEDROOM ONE

7.10m(23'4") x 3.90m(12'10")

Three Velux windows to the rear. Velux window to the front. Television point. Telephone point. Two recesses. Radiator.



GARDEN & GROUNDS

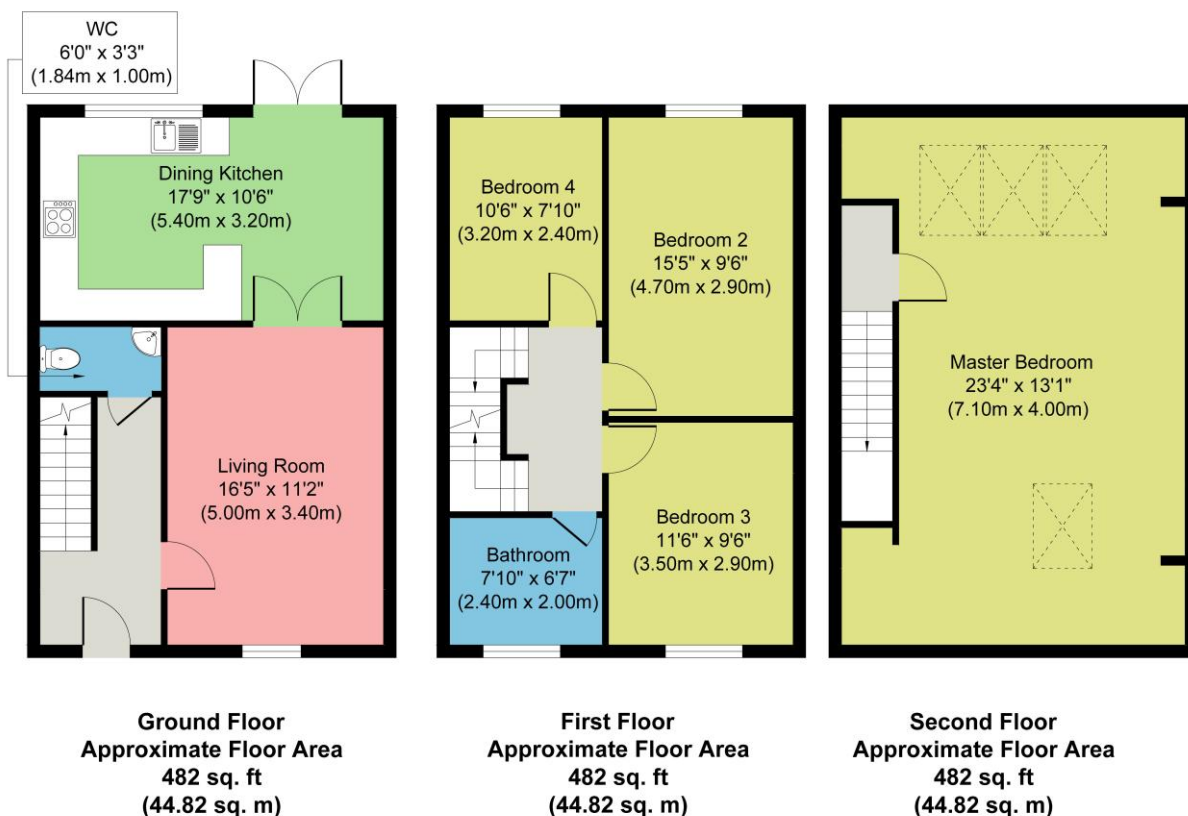
Swaledale House is one of a terrace of four properties, fronting Pickering Road West, on the eastern edge of Snainton Village. The property faces full south and has an attractive lawned garden, which has been landscaped by the current owner to create a private and sheltered space, with mature hedge work to the front and a number of well-established shrubs and plantings within the garden. At the rear the grounds are hard paved and easy to care for, with a raised decking area, elevated to take in the evening sunshine. A low hand gate leads up to the parking area.

SINGLE GARAGE

5.10 m (16'9") x 5.00 m (16'5)

Electric metal up and over door. Electric light and power.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

Service: Mains water, drainage, gas and electric.
Council Tax: Band D
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning: Ryedale District Council, Ryedale house, Malton, YO17 7HH. Tel: 01653 600666
Viewing: Strictly by appointment with the Agent's Pickering office.
Post Code: YO13 9PL
EPC: Current B/86 Potential A/94

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property

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