

ALMONDVILLE HIGH STREET, SWINTON



Three-bedroom semi-detached family home offering much improved accommodation of almost 1,000sq.ft, together with gardens & off-street parking.

Entrance hall, sitting room, dining room, kitchen,
first floor landing, three bedrooms, bathroom & separate WC.

Oil-fired central heating & majority uPvc double-glazing.

Driveway parking, gardens & storage shed.

Located in a popular village, just 2 miles west of Malton.

No onward chain.

GUIDE PRICE £289,950

Believed to date from the 1930s, this attractive, semi-detached family home offers much improved three-bedroom accommodation of almost 1,000sq.ft within a popular and highly convenient village.

In brief, the accommodation briefly comprises entrance hall, sitting room, dining room, kitchen, first floor landing, three bedrooms (two doubles, one single), bathroom and separate WC. Constructed of brick beneath a rosemary tile roof, the house has been neutrally re-decorated and benefits from oil-fired central heating and a number of the windows have been recently replaced with uPvc double-glazed units.

Almondville enjoys a wide frontage onto High Street, with ample room to park, in addition to lawned gardens with raised beds, a variety of shrubs and useful storage building. Subject to planning consent there is potential to extend the house, if required.

Swinton is a popular village located on the B1257, only 2 miles west of Malton; Almondville is located close to the centre of the village, fronting onto High Street and can be identified by our 'For Sale' board. The village benefits from a popular pub and sports hall; primary schooling is available in the neighbouring village of Amotherby (1 mile west). Nearby Malton is a first-rate market town with the reputation as the 'Food capital of Yorkshire' and offers a full range of amenities including secondary schooling, a wide array of shops, restaurants and a railway station with regular services to York and the East Coast.

ACCOMMODATION

ENTRANCE HALL

3.5m x 2.2m (11'6" x 7'3")

Staircase to the first floor. Understairs cupboard. Casement window to the rear. Radiator.



SITTING ROOM

4.0m x 3.5m (13'1" x 11'6")

Open fire with wooden surround. Coving. Television point. Casement window to the front. Radiator.



DINING ROOM

3.9m x 3.5m (12'10" x 11'6")

Coving. Picture rail. Casement window to the front. Radiator.



KITCHEN

3.5m x 2.4m (11'6" x 7'10")

Range of kitchen units incorporating a four-ring electric hob with extractor hood and an electric double oven. Dishwasher point. Automatic washing machine point. Coving. Tiled floor. Casement window to the rear and door to the side. Radiator.



FIRST FLOOR

LANDING

Loft hatch.

BEDROOM ONE

4.0m x 3.5m (max) (13'1" x 11'6")

Coving. Casement window to the front. Radiator.



BEDROOM TWO

4.0m x 3.6m (max) (13'1" x 11'10")

Coving. Casement window to the front. Radiator.



BEDROOM THREE

2.6m x 2.5m (8'6" x 8'2")

Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the front. Electric radiator.



BATHROOM

2.9m x 2.1m (max) (9'6" x 6'11")

White suite comprising bath with shower over and wash basin. Fitted storage cupboard. Coving. Casement window to the side. Radiator.



SEPARATE WC

1.5m x 0.9m (4'11" x 2'11")

White low flush WC with wash basin. Tiled floor. Casement window to the side.



OUTSIDE

A driveway runs alongside the house with additional gravelled parking to the front. There are garden areas to the side and rear, with lawn, raised beds, a variety of shrubs and useful storage shed.

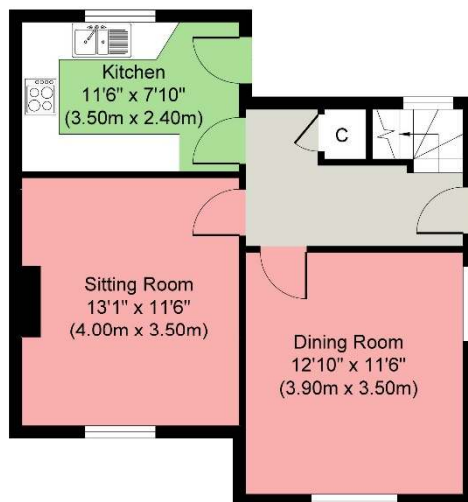


GENERAL INFORMATION

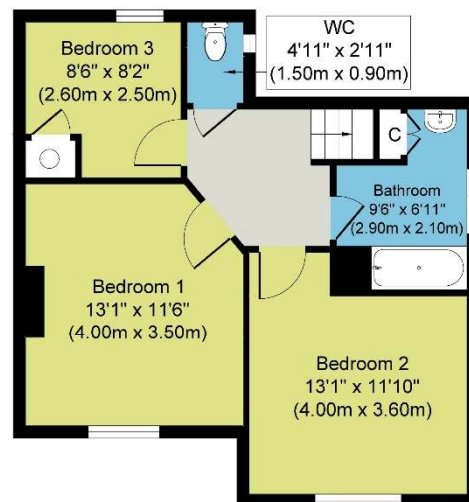
Services:	Mains water, electricity and drainage. Oil-fired central heating.
Council Tax:	Band: C (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO17 6SL.
EPC Rating:	Current: E54. Potential: C77.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor
Approximate Floor Area
484 sq. ft
(44.96 sq. m)



First Floor
Approximate Floor Area
484 sq. ft
(44.96 sq. m)

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