

Peter
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ESTATE AGENTS

**15, Pearsons Yard
Swinton, Malton, YO17 6TF
Price Guide £595,000**

www.peterillingworth.co.uk
Freehold
EPC Band C, Property Tax Band F

Situated at the head of a small cul-de-sac is this substantial five-bedroom stone detached residence, offering accommodation over three floors and benefiting from underfloor heating. Recently installed double glazing and re-decorated.

Accommodation briefly comprises:

- **Ground Floor:** Open entrance porch, entrance hall, cloakroom, sitting room, kitchen (with granite work surfaces) dining area.
- **First Floor:** Galleried landing, principal bedroom with en-suite dressing room and shower room, two further bedrooms, and house bathroom.
- **Second Floor:** Landing, bedroom with en-suite bathroom (including separate shower), and an additional bedroom.

Externally: A delightful terraced lawned garden with patio to the rear. Double garage (incorporating a utility area) with car standing area to the front.

Location:

Swinton is a picturesque village nestled just outside Malton. It benefits from excellent road links to York, Scarborough, and the North York Moors National Park, making it ideal for commuters, retirees, and families seeking rural tranquillity with urban convenience.

No Chain.

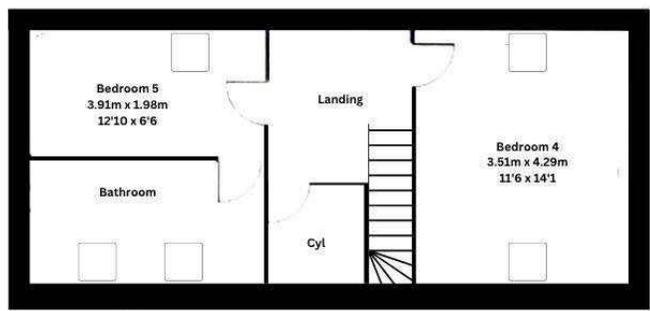




Ground Floor



First Floor



Second Floor

For information purposes, not to scale





Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Services: Mains water, drainage, and electricity are laid on. Oil fired central heating providing underfloor heating.

EPC: Band C

Property Tax: Band F

Broadband:

Basic 3 Mbps, Superfast 45 Mbps, Ultrafast 1800 Mbps.

Mobile Coverage:

EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///capacity.wobbling.kind

Photography: By Peter Illingworth

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Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York.

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