



1 Swales Drive, Market Weighton, YO43 3BF

• Detached bungalow located in a cul de sac close to the town centre and amenities • Entrance hall • Lounge • Kitchen
• Study leading to conservatory • Three bedrooms, the master having en suite • Family bathroom • Front garden and fully enclosed rear garden • Single garage with parking in front for further vehicles • Gas central heating & uPVC double glazing EPC = D

Guide Price £330,000

Located in a small private cul de sac close to the town centre and all its amenities this three-bedroom detached bungalow is offered to the market with no onward chain.

The front door opens into the spacious entrance hall, whilst a door to the left leads into to a bedroom overlooking the front garden.

The kitchen has a range of neutral, high gloss wall and base units with contrasting work surfaces and an inset sink unit. Fagor appliances include an eye level oven, four ring gas hob and stainless-steel extractor hood over. There is plumbing for a washing machine and space for a tumble dryer or further white goods. A freestanding Miele fridge is included with the sale. The Worcester combi boiler is housed in a storage cupboard and there is a side entrance door leading to the outside.

A spacious lounge overlooks the front garden and has a coal effect gas fire set in modern hearth and timber surround.

Leading off the lounge is the inner hall with doors to a further two bedrooms both with fitted wardrobes, the master bedroom having an en suite shower room with corner shower enclosure, pedestal hand basin, WC, fully tiled walls, and chrome towel radiator. There is a family bathroom which comprises panelled bath, pedestal hand basin, WC, fully tiled walls, and chrome towel radiator.

Off the hall is a good-sized study, perfect for someone working from home, this room has French doors opening into the spacious conservatory. The conservatory can be used all year round as it has a solid roof with two velux's and French doors open onto the rear garden. The vendors have used this room as a dining room in the past, offering flexibility depending on needs.

Externally there is a large single garage with electric roller door, and a courtesy door to the rear. A gravelled driveway for additional parking, and path to the front door, the front garden is laid to lawn.

The rear garden is fully enclosed making it ideal for children and pets playing safely. There is a patio seating area leading to the lawned garden, there are borders of mature trees including an apple tree, and a variety of shrubs. A timber shed offers handy storage for gardening implements.

To appreciate the spacious accommodation and privacy this bungalow has to offer, an early viewing is recommended.





Spacious detached bungalow set in private cul de sac close to town centre



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	83

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains Services



Address: 1 Swales Drive, Market Weighton, YO43 3BF
Reference: 1579



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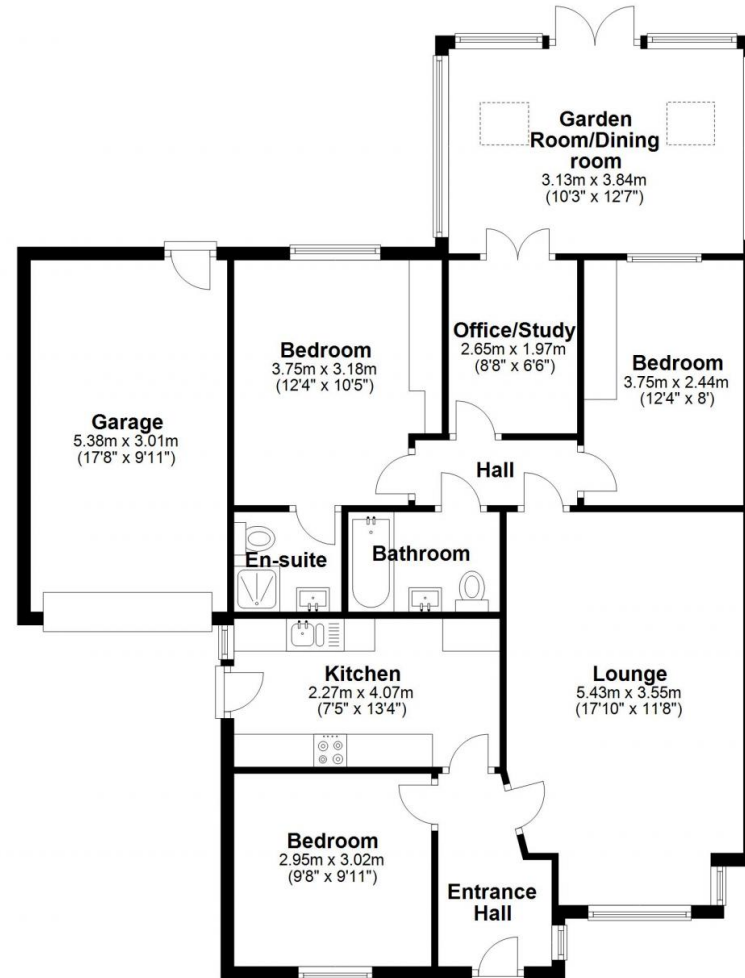


Offices in York, Pocklington and Market Weighton

R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900

Ground Floor

Approx. 110.2 sq. metres (1186.1 sq. feet)



Total area: approx. 110.2 sq. metres (1186.1 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

1 Swales Drive

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