



York Road, Hayton, York, YO42 1RJ

- A beautifully presented new build home
- Spacious kitchen with a range of appliances
- Living room
- Two bedrooms and a bathroom on the ground floor
- Master bedroom and bathroom to the first floor
- Attached garage
- Rear and side garden
- CAT 6 cabling throughout for higher data transfer speeds
- Underfloor heating to the ground floor. Wifi controlled thermostats controlled by the Honeywell app
- EPC = B

Guide Price £330,000

Swallows Cottage is a beautifully designed and deceptively spacious, three bedroom detached family home with the majority of its accommodation on the ground floor. The property is located within the village of Hayton, only a short distance from the market town of Pocklington and 15 miles from the City of York. If you are looking for a high specification and contemporary finish, then you will not be disappointed with what is on offer.

On entering you find yourself in a spacious hallway with stairs leading to the first floor and a door on the right that opens into an impressive living room. At the end of the hallway there is a door around the left hand corner that leads into the kitchen/diner. There is a L shaped worktop that incorporates a stainless-steel sink with drainer and a four ring ceramic hob. Appliances include an oven, extractor, washer/dryer and a freestanding American style fridge freezer in brushed stainless steel. There is a space at the centre of the room for a breakfast table with chairs, whilst a single door opens to the side garden. In addition there are various storage units.

At the rear of the property there are two double bedrooms and a family bathroom comprising bath, shower with rainfall shower head, low level w/c, hand basin with storage below and a chrome heated towel rail. The towel rail can run off the electric or via the mains central heating. One of the bedrooms could be used as a home office or formal dining room if three bedrooms are not required. Underfloor heating has been installed on the ground floor. Each room is zoned so can be independently controlled. The heating system can be controlled via the Honeywell app.

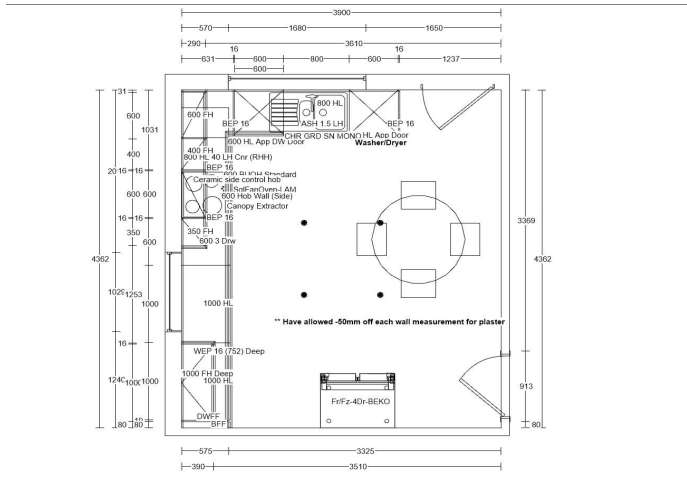
To the first floor there is the master suite which comprises of a large double bedroom and a bathroom. The bathroom comprises bath, shower with a rainfall shower head, w/c, pedestal hand basin and a heated towel rail. Two attractive cottage style dormer windows allow natural light to enter.

Externally there is access to all sides of the property. The garden will be primarily laid to lawn with the addition of a patio eating area. If you are a keen gardener, then you will love the blank canvas that you have to work with. There is a single garage to the right hand side and further off street parking on the drive.





AN ATTRACTIVE NEW BUILD PROPERTY WITH SPACIOUS ROOMS, A GARAGE AND GARDEN



Energy Efficiency Rating		0
	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		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Main Street, Hayton, York, YO42 1RJ
 Reference: 1529

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 Not Specified

Local Authority East Riding of Yorkshire Council

Services All mains services



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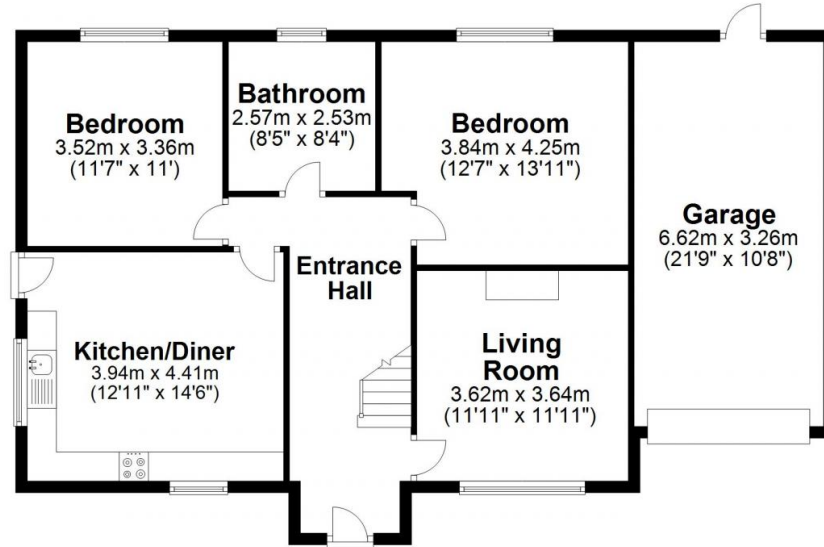


Offices in York, Pocklington and Market Weighton

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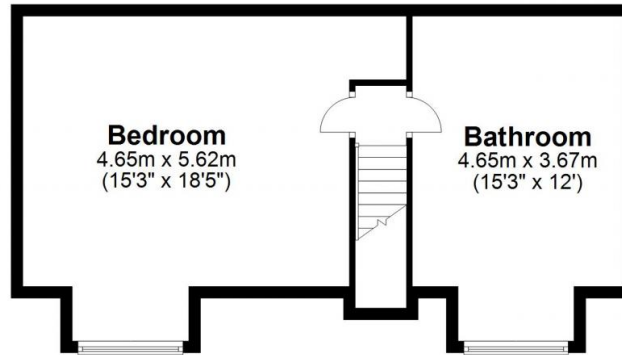
Ground Floor

Approx. 101.9 sq. metres (1097.3 sq. feet)



First Floor

Approx. 52.2 sq. metres (561.8 sq. feet)



Total area: approx. 154.1 sq. metres (1659.2 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.

Disclaimer

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