



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



1 Church Row , York, YO61 2QY
Price Guide £450,000

An extended three-bedroom home in the village of Myton-on-Swale, offering generous living space and large rear gardens, with no onward chain. A spacious open-plan living kitchen is complemented by a separate dining room, while the bedrooms are served by an en-suite and house bathroom. The layout provides ample room for family life and entertaining. Viewings are welcomed from buyers in a position to proceed.



The property

On entering the property, the entrance hall provides access to the formal dining room, with a staircase rising to the first-floor accommodation.

Positioned at the front of the house, the dining room features Canadian maple flooring and a wood-burning stove, creating an attractive setting for more formal dining. An understairs cupboard provides useful storage.

Adjacent to the dining room is the substantial open-plan living kitchen, extended by the current owners to provide generous space for both seating and dining. Canadian maple flooring continues through the living area, where there is ample room for a full suite of furniture, with a second wood-burning stove providing a focal point. A ground-floor cloakroom with WC adds further convenience.

The contemporary kitchen extends beyond the living area and is fitted with a comprehensive range of units, integrated appliances and generous work surfaces, centred around a large island. Underfloor heating serves this part of the accommodation, while windows and double doors bring in natural light and provide views over, and access to, the rear garden.

On the first floor are three well-proportioned bedrooms. The principal bedroom benefits from an en-suite wet room comprising a shower, WC and wash hand basin. The house bathroom completes the accommodation and is fitted with a panelled bath with shower over, a pedestal wash hand basin and WC.

To the front, a gravel driveway is complemented by established flowering plants and borders. At the rear, the kitchen opens onto an extensive patio, providing ample space for outdoor dining and seating overlooking the garden.

Beyond the patio, the garden is laid mainly to lawn, with herbaceous beds, planted borders and small trees. Raised vegetable and fruit beds occupy the far end, alongside a substantial garden shed offering useful storage and potential for adaptation as a summer house or separate recreation space, subject to any necessary works and consents.

An area to the side of the property may offer scope for further development, subject to the relevant planning permissions and consents.

Important Information

The property is freehold
Mains service available except mains gas. This property is heated through LPG

Council: North Yorkshire
Tax Band: E
EPC: E
E P C L i n k : <https://find-energy-certificate.service.gov.uk/energy-certificate/8906-4437-6029-2026-8133>

The village

Myton-on-Swale is a small North Yorkshire village beside the River Swale, with a history closely associated with the Stapylton family of Myton Hall. Their ownership shaped the village over three centuries, with nineteenth-century improvements including estate cottages with individual gardens and the iron bridge across the river.

St Mary’s Church provides a local focus for worship, while nearby Helperby Village Hall offers activities including a toddler group, Pilates, dance and sport, giving residents opportunities to take part in the wider community.

Nearby Helperby provides local amenities, with a broader range of shops and services in Boroughbridge, Easingwold and Thirsk. York is also within reach, offering further shopping, leisure and cultural attractions. The A19 and A1(M) provide connections to the wider road and motorway network, while railway stations at Thirsk and York offer direct services to London King’s Cross, combining a rural village setting with options for travel further afield.

Disclaimer

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operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

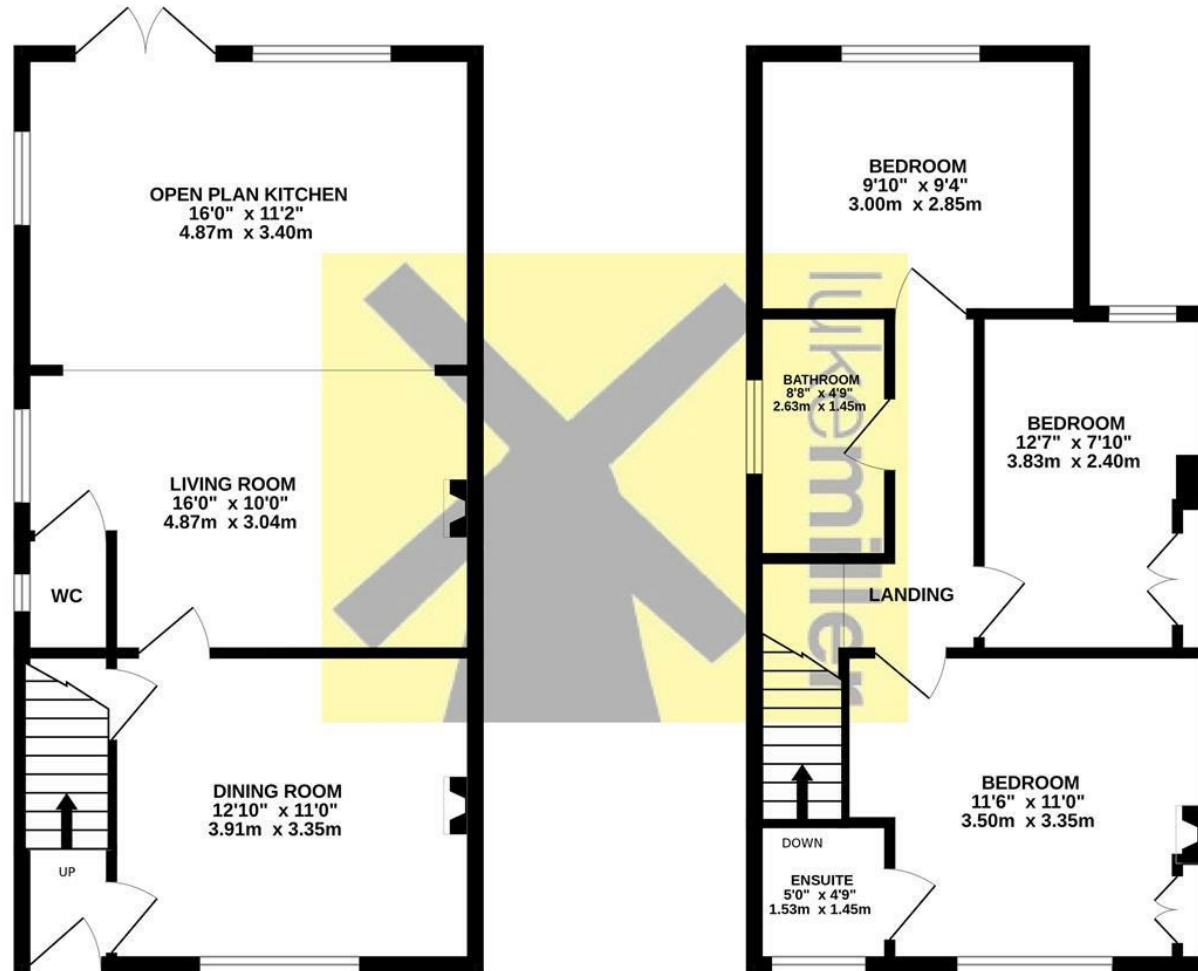
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GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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