

Peter
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ESTATE AGENTS



**Yew Tree Cottage, Railway Street
Slingsby, York, YO62 4AL
Price Guide £395,000**

www.peterillingworth.co.uk
Freehold
Property Tax Band B EPC Band F

Set within the picturesque conservation village of Slingsby, Yew Tree Cottage is a delightful extended three-bedroom period home combining character, charm and practicality. Formed from both single and two-storey accommodation, the cottage extends to approximately 821sq ft and includes a fabulous open-plan sitting room/dining kitchen with a luxury fitted kitchen and log-burning stove to the sitting area, together with a ground-floor principal bedroom with en-suite shower room, cloakroom, two first-floor bedrooms and a family shower room.

The property retains many traditional features, including exposed beamed ceilings, creating a warm and welcoming atmosphere throughout. Heating is provided by electric central heating to the original cottage and zoned underfloor heating to the extension.

A particular attraction is the enclosed rear garden, incorporating private parking, a patio, artificial lawn and well-stocked borders.

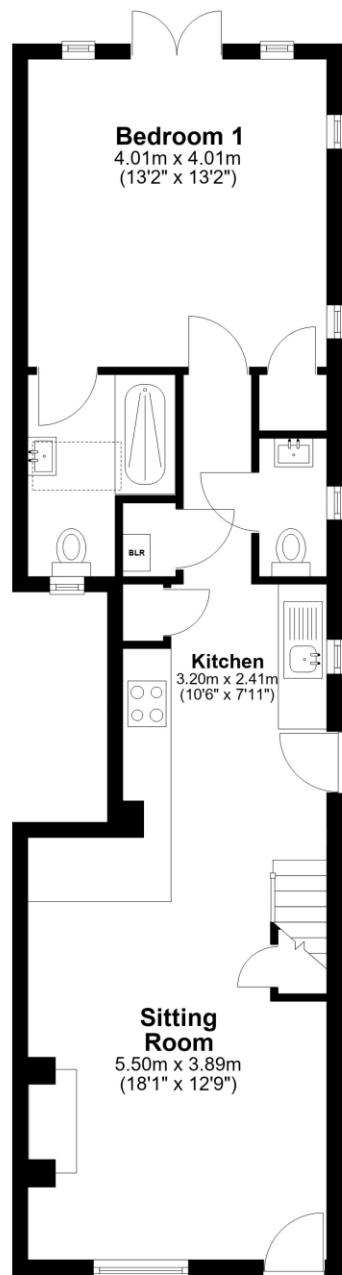
A rare opportunity to acquire a character cottage in such excellent condition, enjoying private parking, a garden and an attractive lawned frontage, all set within this charming village location.

Slingsby is a highly regarded and picturesque North Yorkshire village offering, The Grapes Inn, a popular dining pub, church, primary school, sports and recreation facilities, and an active community. Nearby market towns include Malton and Helmsley, while the surrounding Howardian Hills provide beautiful countryside, excellent walking opportunities and a wide range of leisure pursuits. Castle Howard is also within easy reach. The renowned North York Moors National Park, the historic City of York, and the coastal resorts of Scarborough and Whitby are all readily accessible.



Ground Floor

Approx. 54.9 sq. metres (591.1 sq. feet)



Bedroom 1
4.01m x 4.01m
(13'2" x 13'2")

Kitchen
3.20m x 2.41m
(10'6" x 7'11")

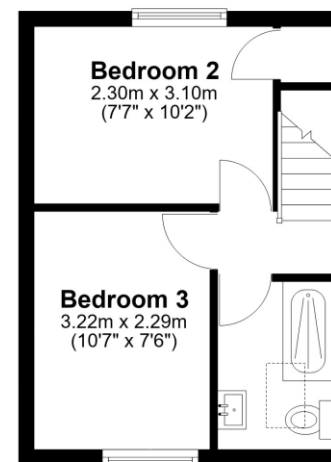
Sitting Room
5.50m x 3.89m
(18'1" x 12'9")

Total area: approx. 76.3 sq. metres (821.4 sq. feet)

Yew Tree Cottage, Slingsby

First Floor

Approx. 21.4 sq. metres (230.3 sq. feet)



Bedroom 2
2.30m x 3.10m
(7'7" x 10'2")

Bedroom 3
3.22m x 2.29m
(10'7" x 7'6")

For information purposes, not to scale





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

Notes: The property has a gravelled right of way to the side of the property giving access to the private garden at the rear with car standing.

EPC Band: F

Services: Mains water, drainage and electricity are laid on. Electric central heating. Under floor zoned heating to the extension.

Property tax: Band B

Photography: Peter Illingworth

Location: What3words:///increment.thrashed.operated

Mobile Coverage: EE, Vodafone, Three, and O2

Broadband: Basic 8 Mbps, Superfast 61 Mbps, Ultrafast 950 Mbps

Satellite/Fibre: BT and Sky

Flood Risk: Very low

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

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Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107.



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