

**20, Aspen Way, Slingsby,
North Yorkshire, YO62 4AR**
Guide price £220,000

Detached two bedroom bungalow with single garage and driveway parking just listed in the well regarded village of Slingsby.

Inside, the property has an initial entrance vestibule, which leads into the kitchen with a newly fitted combi boiler. The sitting/dining room contains a fireplace and bay window, and the two double bedrooms are complimented by the house bathroom.

Outside, the rear garden is a great size, with a single detached garage, and there is a small garden to the front too

Slingsby is a pretty village with a primary school, village hall and public house. Close by is the beautiful Castle Howard, which has a magnificent farm shop, café and garden centre. Hovingham is 2 miles away and has a bakery, cafes and a very well stocked village shop. The 'foodie' market town of Malton is also only 6 miles away with lots of independent shops, cafes, restaurants, hotels and larger supermarkets. Malton has a railway station with regular services to York and then beyond. From York you can get the mainline to London Kings Cross in 1 hour 50 minutes or north to Edinburgh.

EPC rating E



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	73
(55-68) D	
(39-54) E	45
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) 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 & Wales EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
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GROUND FLOOR ENTRANCE

KITCHEN

10'4" x 7'10" (3.15 x 2.39)
Window & door to side aspect, range of base and wall units with roll top work surfaces, space for freestanding cooker with gas hob, stainless steel sink and drainer with mixer taps, space for washing machine, power points, radiator.

LIVING ROOM

19'5" x 8'11" (5.92 x 2.72)
Bay window to front aspect, electric fireplace, TV point, power point, radiators.

BATHROOM

Window to side aspect, panel enclosed bath with shower head, low flush WC, wash hand basin with pedestal, shaver point, radiator

BEDROOM ONE

11'10" x 8'11" (3.61 x 2.74)
Window to rear aspect, power points, radiator.

BEDROOM TWO

8'7" x 8'7" (2.64 x 2.62)
Window to rear aspect, power points, radiator.

GARAGE

16'11" x 12'0" (5.18 x 3.66)
Up and over door, power and lighting

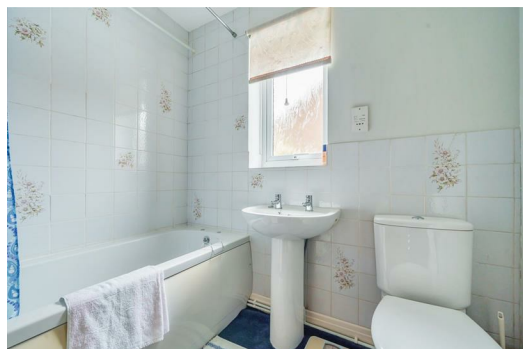
GARDEN

Low maintenance enclosed rear garden with side access, outside tap, LPG tank

SERVICES

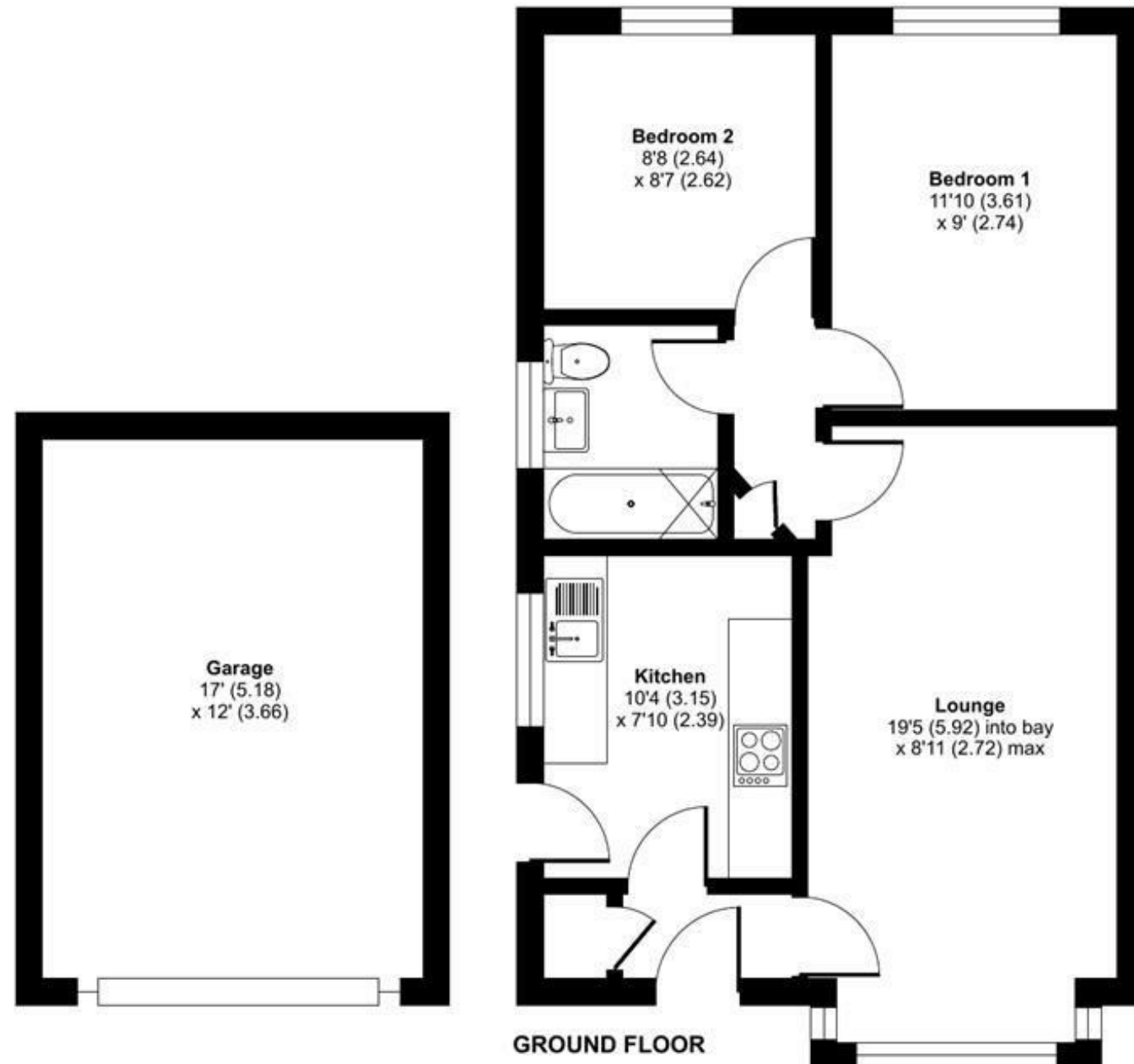
LPG Gas, Mains drains, mains electric

COUNCIL TAX BAND C



Aspen Way, YO62

Approximate Area = 553 sq ft / 51.3 sq m
Garage = 204 sq ft / 18.9 sq m
Total = 757 sq ft / 70.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Willowgreen Estate Agents. REF: 998846

