

14 CAVENDISH COURT SLINGSBY



An immaculately appointed stone-built semi-detached house offering well-planned three-bedroom accommodation in a sought-after village location, together with driveway parking, garage/gym & south-facing garden.

Entrance hall, guest cloakroom, sitting room, dining kitchen,
first floor landing, master bedroom with en-suite shower room,
two further bedrooms & house bathroom.

Upvc double-glazing. Oil-fired central heating.

Garage / gym, driveway parking & attractively landscaped gardens.

GUIDE PRICE £315,000

This smart, stone-built modern home forms part of an attractive development within the sought-after village of Slingsby. Number 14 is a two-storey semi-detached house which has been finished to an excellent standard and is offered for sale in move-in condition.

The overall accommodation extends to almost 940sq.ft and briefly comprises entrance hall, guest cloakroom, sitting room, dining kitchen, first floor landing, master bedroom with en-suite shower room, two further bedrooms and a house bathroom. All windows and doors are uPvc double-glazed and central heating is oil-fired.

To the rear of the house, the south-facing garden enjoys a good level of privacy and has been nicely landscaped, to include lawn, patio, well-stocked shrub borders and a set of timber steps leading up to an elevated terrace/seating area. Alongside the house is a parking space and a garage, which has been adapted into a fully functioning gym but would easily revert, if required.

The village of Slingsby lies on the edge of the Howardian Hills Area of Outstanding Natural Beauty, just north of the B1257 between Malton and Hovingham. The village benefits from an excellent pub, primary school, and Church. Cavendish Court is a popular cul de sac leading off High Street and is close to the centre of the village. The nearby market town of Malton is some 6 miles east and has an array of shops, bars and leisure facilities, monthly food market, secondary school and railway station with regular services to the mainline station at York.

ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Understairs cupboard. Recessed spotlights. Radiator.



GUEST CLOAKROOM

2.0m x 0.9m (6'7" x 2'11")

White low flush WC and wash basin in vanity unit. Recessed spotlights. Casement window to the front. Heated towel rail.

SITTING ROOM

4.6m x 3.3m (15'1" x 10'10")

Panelling to one wall. Television point Casement window to the front with plantation shutters. Two radiators.



DINING KITCHEN

5.3m x 3.1m (17'5" x 10'2")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit, four ring induction hob with extractor hood above, electric fan oven, dishwasher, washing machine and fridge freezer. Tiled floor. Recessed spotlights. Television point. Two casement windows to the rear and door onto the rear garden. Radiator.



FIRST FLOOR

LANDING

Loft hatch with pull down ladder. Recessed spotlights. Fitted storage cupboard. Radiator.

BEDROOM ONE

4.1m x 3.1m (max) (13'5" x 10'2")

Television point. Casement window to the rear. Radiator.



EN-SUITE SHOWER ROOM

1.8m x 1.6m (5'11" x 5'3")

White suite comprising corner shower cubicle, wash basin in vanity unit and low flush WC. Tiled floor. Recessed spotlights. Electric shaver point. Casement window to the side. Heated towel rail.



BEDROOM TWO

3.1m x 2.9m (min) (10'2" x 9'6")

Casement window to the front with plantation shutters. Television point. Radiator.



BEDROOM THREE

2.4m x 2.1m (7'10" x 6'11")

Casement window to the front with plantation shutters. Television point. Radiator.



HOUSE BATHROOM

2.2m x 1.4m (7'3" x 6'11")

White suite comprising bath with shower attachment, wash basin in vanity unit and low flush WC. Tiled floor. Half-tiled walls. Extractor fan. Recessed spotlights. Electric shaver point. Casement window to the rear. Heated towel rail.



OUTSIDE

There are attractively landscaped gardens to both the front and rear of the house. The back garden faces south and enjoys a good deal of privacy, with lawn, shrub borders and a paved patio area.



GARAGE / GYM

5.6m x 2.7m (18'4" x 8'10")

Double doors to the front and personnel door to the side. Television point. Two electric panel heaters. Loft hatch. Electric light and power.

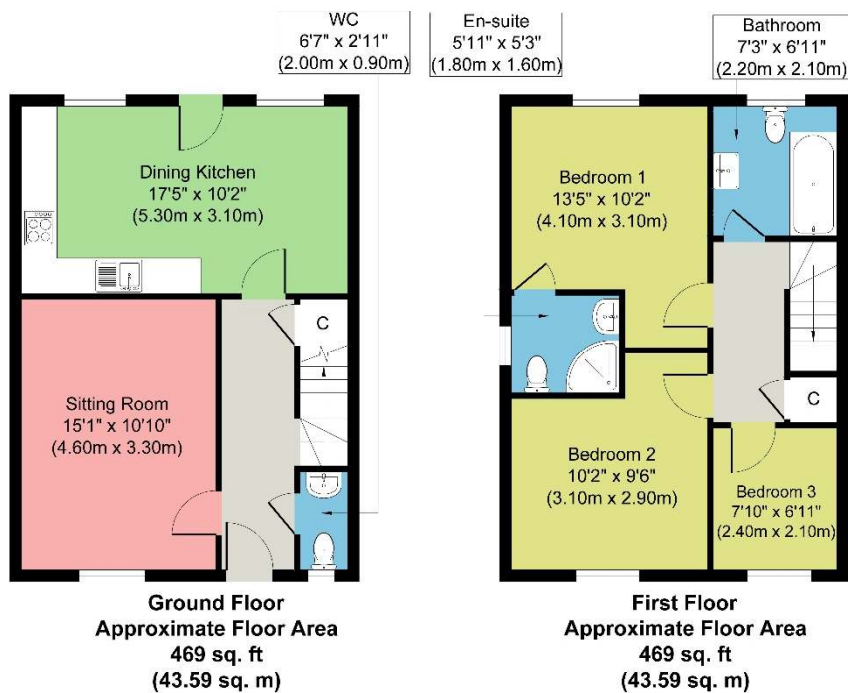


GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Oil fired central heating.
Council Tax:	Band: C (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO62 4BN.
EPC Rating:	Current: C78. Potential: B90.
Viewing:	Strictly by appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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