



Slingsby Grove, York £520,000

This deceptively spacious four bedroom, two bathroom home is positioned just off Tadcaster Road offering easy access to York City Centre and further afield.



Slingsby Grove is a perfect example of a traditional semi-detached home in one of York's most desirable locations, having been well kept by our vendors and is now ready for its next family.

The property is accessed via a wooden front door, into a welcoming entrance hallway fitted with Herringbone Parquet Flooring and stairs leading to the first floor accommodation.

Found to the front elevation is the family lounge, offering a gorgeous wood burning stove with slate bottom, bay window with fitted shutters and original picture rails. With an abundance of original character, this is a lovely place to relax and spend time with friends & family.



The formal dining room is at the rear of the property, with French doors opening onto a patio area and ample space for a large dining table and chairs for hosting.

The kitchen can be found next door to the dining room, which in turn could be opened up to create an amazing open-plan kitchen diner, subject to the necessary supports. Having been replaced in recent years, and comprising of modern duck egg blue wall & base units, integrated Hotpoint double electric oven & gas hob with cream tiled splashback. Benefitting from an integrated dishwasher, and space for a freestanding fridge freezer & washing machine, and is finished with a stainless steel sink with mixer tap over - overlooking the pretty rear garden.

Completing the downstairs accommodation is the integral garage with downstairs W/C, also offering a single door onto the rear garden.



Ascending to the first floor, you will find four spacious bedrooms, three of them being double rooms and two bathrooms.

The upstairs accommodation provides really versatile living, having been extended by the vendors offering the fourth bedroom & second bathroom it is the perfect space for growing families. Bedroom One and Two are both sizeable doubles, with bedroom two benefitting from garden views and one large built in wardrobe with separate airing cupboard, with bedroom Three having it's own bathroom - the perfect "Guest Suite" and Bedroom Four could be a delightful home office or nursery.



The main bathroom briefly comprises of, a shower cubicle with tiled splashback, ceramic sink with vanity unit and low flush w/c. The second bathroom offers a panelled bath, ceramic sink and low flush w/c with radiator.

Externally, the rear garden is mainly laid to lawn, with a patio area accessed from the dining room, and raised beds at the bottom of the garden. To the front there is driveway parking as well as a small front garden with a selection of plants and shrubs. This characterful home also benefits from solar panels to the front which are owned by the property.

Having been incredibly well loved and maintained by our vendor, this home is sure to appeal to a range of buyers due to its size and position - therefore an early viewing is highly recommended.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: D

Council Tax: C - City of York

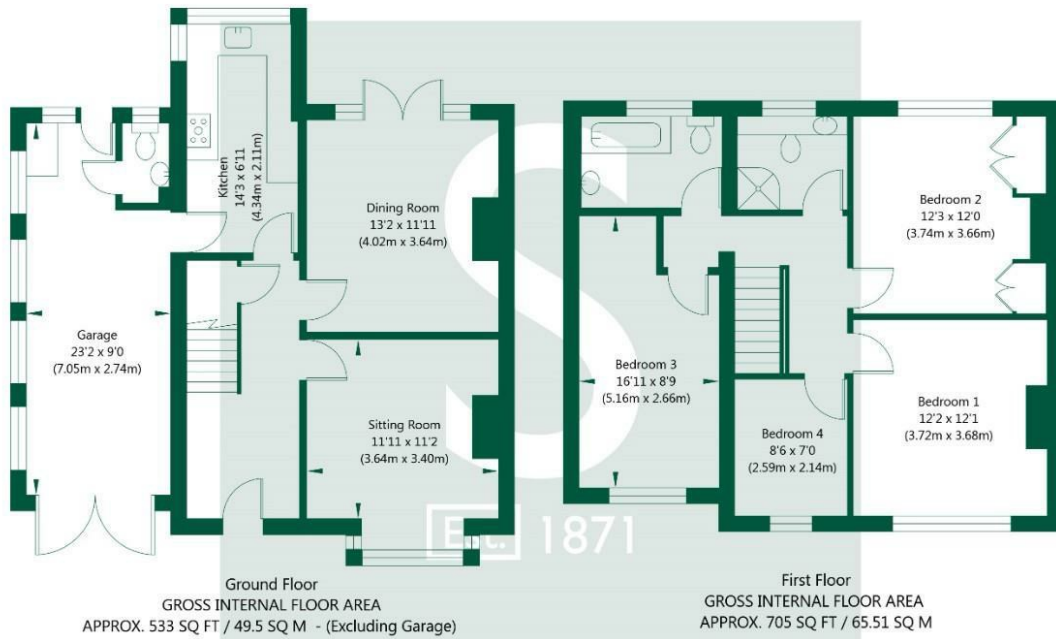
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 625533

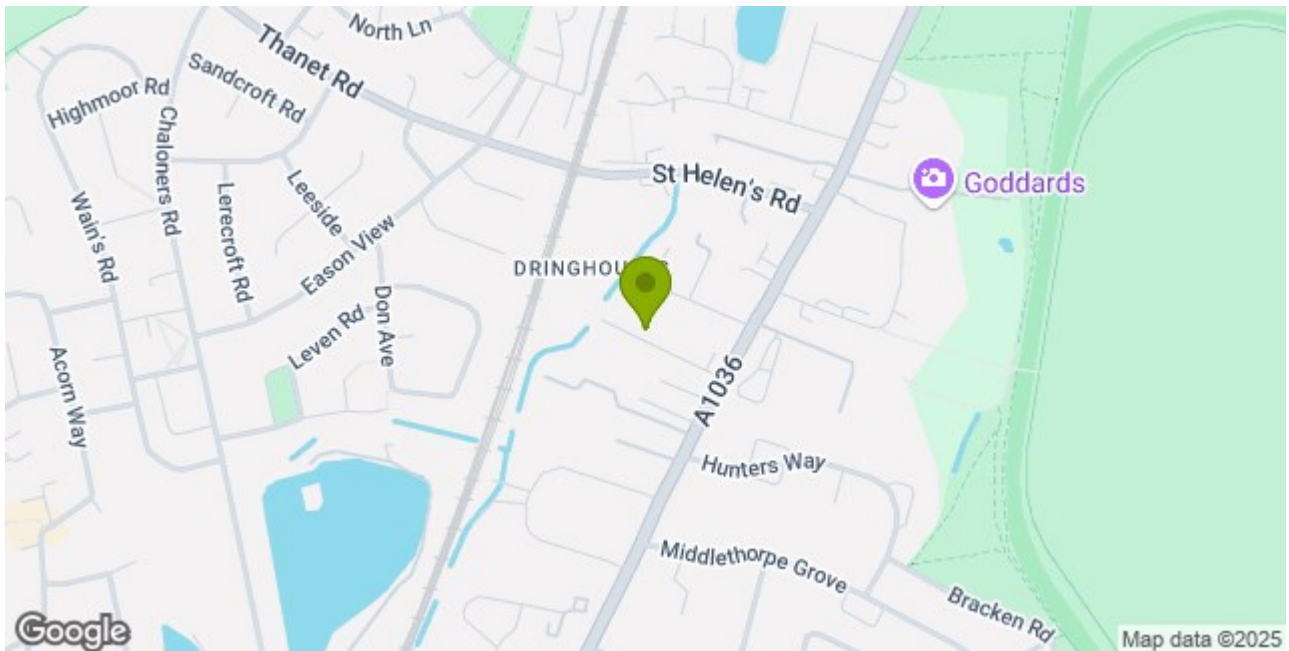
*Download speeds vary by broadband providers so please check with them before purchasing.



Slingsby Grove, York, YO24 1LS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1238 SQ FT / 115.01 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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