



Farm View High Street | Slingsby, York

An attractive three bedroom cottage situated in the highly sought-after village of Slingsby. The property requires a full programme of modernisation and upgrading. No onward chain.

- Three bedroom end terrace property
- Sitting room, kitchen/dining room and garden room
- Detached rear garden and outbuilding
- Sought-after village location
- In need of a programme of modernisation and upgrading
- Three bedrooms and family bathroom
- Shared driveway with parking space
- No onward chain

Guide Price £240,000



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

11'10" x 11'9" (3.61m x 3.58m)

Front aspect timber frame window, fireplace with tiled hearth surround and mantelpiece, electric wall mounted heater.

KITCHEN

16'7" x 11'9" (5.05m x 3.58m)

Rear aspect 2 no. timber frame windows, range of dated base and wall mounted units, stainless steel sink and drainer, door to:

GARDEN ROOM

6'7" x 6'2" (2.01m x 1.88m)

Timber construction with timber frame windows, door to outside rear.

TO THE FIRST FLOOR

LANDING

BEDROOM 1

12' x 11'7" (3.66m x 3.53m)

Front aspect timber frame window, radiator and electric wall mounted heater.

BEDROOM 2

11'8" x 8'3" (3.56m x 2.51m)

Rear aspect timber frame window, radiator.

BEDROOM 3

8'2" x 8'1" (2.49m x 2.46m)

Rear aspect timber frame window, radiator.

BATHROOM

Front aspect timber frame window, three piece suite comprising panelled bath, wc and wash hand basin.

OUTSIDE

To the outside, there is a shared driveway leading to a small rear garden with stone outbuilding (13'10" x 10'7"). There is 1 no. parking space plus a good-sized detached garden beyond.



SERVICES

Mains water, electricity and drainage. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

TENURE

We understand to be freehold with vacant possession on completion. The property is currently owned by the Castle Howard Estate. As part of the disposal of this property, the following covenants will apply:

- 1) The purchasers and their successors in title will be required to obtain permission from the Estate to erect any structure or building on the property.
- 2) The property is to be occupied as a single dwelling only.

VIEWING

Strictly by appointment with the Agents. Tel: 01653 692151.

COUNCIL TAX BAND

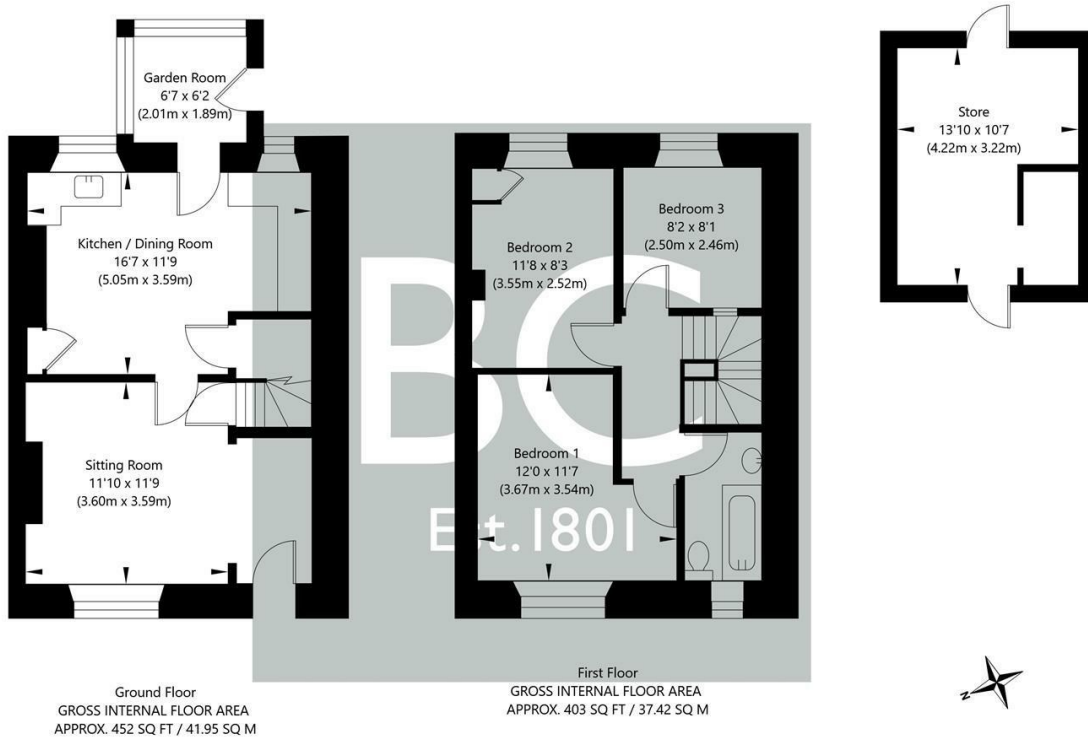
We are verbally informed the property lies in Band B . Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band E. The full EPC can be viewed at our Malton Office.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 855 SQ FT / 79.37 SQ M - (Excluding Store)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

B

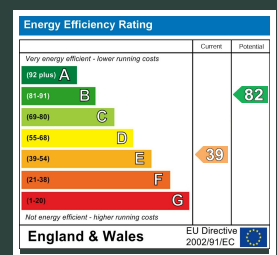
ENERGY PERFORMANCE RATING

E

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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