



## Gwalia House Railway Street | Slingsby, York

Gwalia House comprises a pretty semi-detached stone property with adjoining oil house and single storey outbuildings. There is a shared driveway to the side leading to substantial rear gardens. The property extends to approximately 1112 sq. ft. The property provides scope for modernisation and upgrading, with the potential to create a delightful private home.

- Semi-detached stone built property
- Sitting room, kitchen/dining room and store
- Outbuildings and timber shed
- No onward chain
- Highly sought-after village location
- Three bedrooms and family bathroom
- Substantial rear gardens

**Guide Price £300,000**



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## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE HALL

Timber frame door

### SITTING ROOM

13' x 12'1" (3.96m x 3.68m)

Front aspect timber frame sliding sash bay window, open fireplace on stone hearth with tile and timber surround.

### KITCHEN/DINING ROOM

12'6" x 12'1" (3.81m x 3.68m)

Rear aspect timber frame window, timber door to rear outside, stainless steel sink with mixer tap over, decorative tiled fireplace, built-in cupboards, plumbing for washing machine.

### PANTRY

### INNER HALL

Staircase to first floor.

### TO THE FIRST FLOOR

### LANDING

### BEDROOM 1

12'11" x 11'11" (3.94m x 3.63m)

Front aspect timber frame sliding sash window.

### BEDROOM 2

12'8" x 6'8" (3.86m x 2.03m)

Rear aspect timber frame window, built-in cupboard with shelving and housing the hot water cylinder.

### BEDROOM 3

8'8" x 7'11" (2.64m x 2.41m)

Front aspect timber frame sliding sash window.

### BATHROOM

Rear aspect timber frame window, three piece suite comprising glazed shower cubicle with electric shower, low flush wc, wash hand basin into vanity unit,

### OUTSIDE

A shared driveway to the side leads to substantial rear gardens with stone flagged patio and gravelled area, together with stone outbuildings and lawned gardens beyond. Timber garden shed.



### SERVICES

Mains water, electricity and drainage. Oil fired central heating. 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 D. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

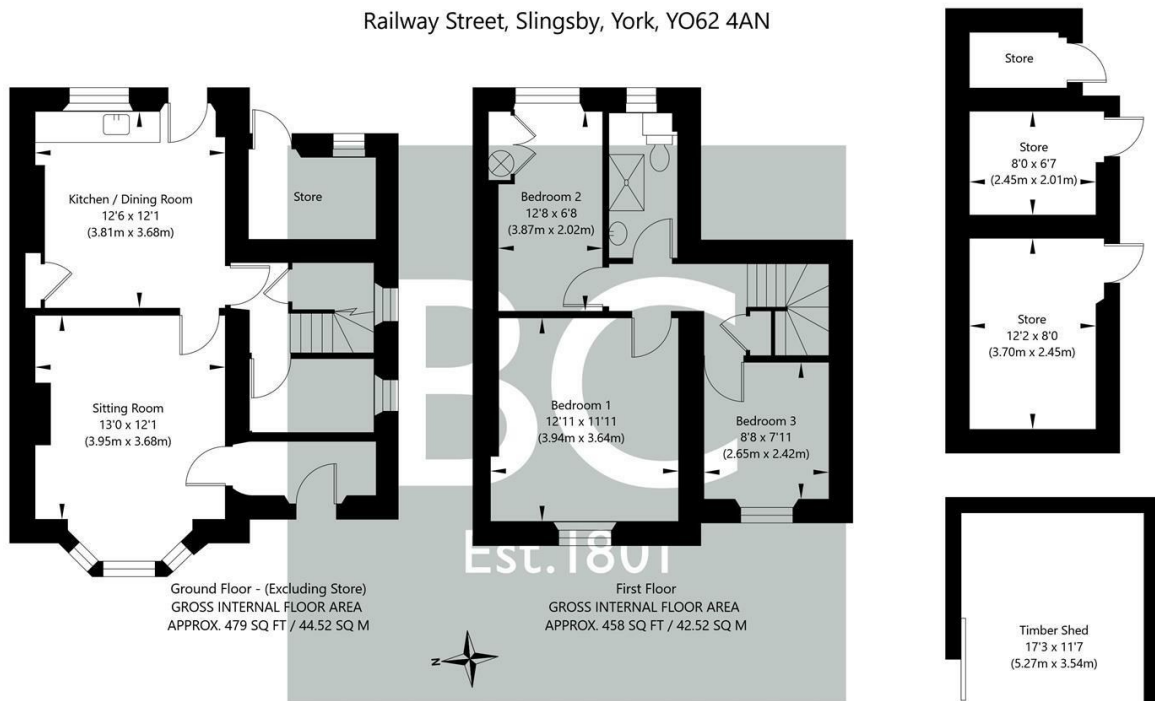
### ENERGY PERFORMANCE RATING

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



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Railway Street, Slingsby, York, YO62 4AN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 937 SQ FT / 87.04 SQ M - (Excluding Stores and Timber Shed)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## COUNCIL TAX BAND

D

## ENERGY PERFORMANCE RATING

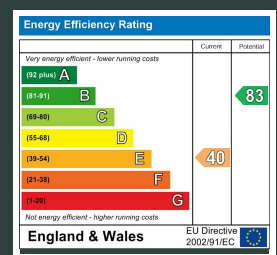
E

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### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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**BC**  
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