



18 Sycamore Close | Slingsby, York

An immaculately presented two bedroom semi-detached bungalow with front and rear gardens situated in this popular cul-de-sac location in the sought-after village of Slingsby.

- A well-presented two bedroom semi-detached home
- Kitchen, sitting room and conservatory
- Low maintenance front and rear gardens
- Highly sought-after village location
- Two bedrooms and shower room
- Off-street parking and single garage

Guide Price £210,000



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ACCOMMODATION

ENTRANCE HALL

With cupboard off housing the oil fired Grant central heating boiler.

KITCHEN

10'1" x 7'2" (3.07m x 2.18m)

Side aspect uPVC double glazed window, range of fitted base and wall mounted units, sink and drainer with chrome mixer taps over, plumbing for washing machine and slimline dishwasher, space for cooker with cooker hood over, extractor fan, Myson kickspace plinth heater.

SITTING ROOM

17'5" x 10'5" (5.31m x 3.18m)

Front aspect uPVC double glazed window, cast iron wood burner with marble surround and timber mantelpiece, double radiator.

INNER HALL

Airing cupboard housing the hot water cylinder.

BEDROOM 1

11'10" x 9'1" (3.61m x 2.77m)

Rear aspect uPVC double glazed window, built-in wardrobe, single radiator.

BEDROOM 2

8'9" x 8'8" (2.67m x 2.64m)

uPVC double glazed French doors into the conservatory, radiator.

SHOWER ROOM

Side aspect uPVC double glazed window, double shower cubicle with chrome power shower, combination vanity unit with wc and wash hand basin, heated towel rail, shaver point.

CONSERVATORY

13'6" x 6'11" (4.11m x 2.11m)

uPVC double glazed with reinforced slate roof.



OUTSIDE

To the front, a low maintenance garden with planted areas, together with a private driveway to the side leading to a single garage and landscaped gardens. To the rear, there is a paved patio area with summerhouse, timber shed and other useful stores.

GARAGE

16'2" x 9'2" (4.93m x 2.79m)

With up and over door to the front, electric power and lighting.

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. Roof mounted solar panels to the front.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

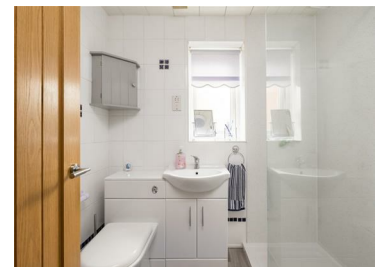
Strictly by appointment with the Agents. Tel: 01653 692151.

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.

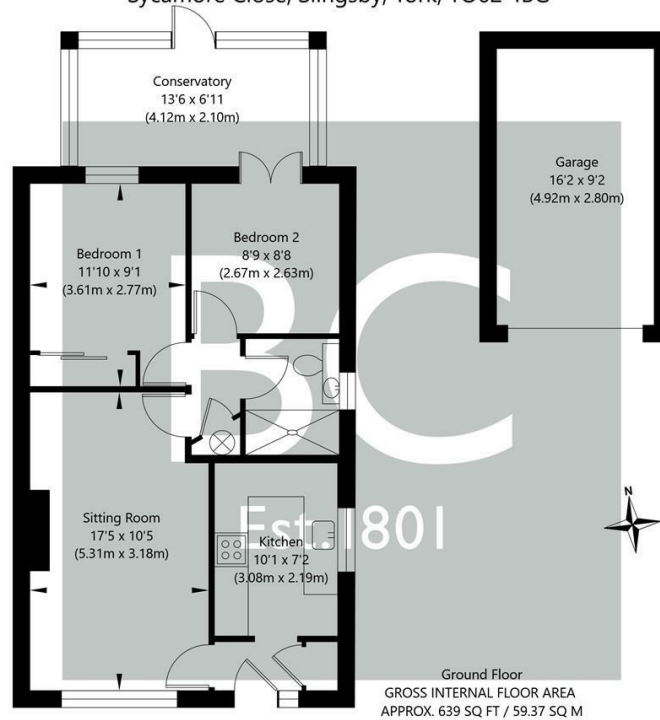
ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed online or at our Malton Office.



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Sycamore Close, Slingsby, York, YO62 4BG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 639 SQ FT / 59.37 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

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COUNCIL TAX BAND

B

ENERGY PERFORMANCE RATING

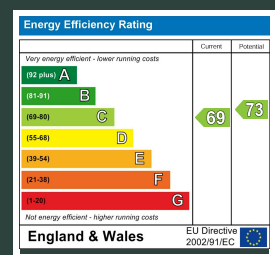
C

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