

# Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

**BROOK HOUSE RAILWAY STREET, SLINGSBY, YORK, YO62 4AN**



- Substantial detached village home
- Thoughtfully upgraded and modernised
- Double garage and driveway parking
- Four bedrooms plus large study
- Good sized, private plot
- No forward chain

**GUIDE PRICE £795,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

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## Description

Substantial detached stone-built property set in a wonderful plot on the edge of a most-popular village within the Howardian Hills National Landscape.

Modernised and much improved by the current owners and now offering truly spacious, flexible accommodation totalling in excess of 2,600 sq ft, this property is sure to appeal to a wide range of potential purchasers. At the heart of the home is a wonderful, spacious kitchen fitted with quality bespoke cabinets and integrated appliances opening on to dining and living areas overlooking the garden beyond. Three further reception rooms offer true flexibility and boast some attractive original features. Practicalities are well catered for with a thoughtfully planned utility room and shower room. To the first floor are four bedrooms with an en-suite shower room to the master and house bathroom.

Externally, there are mature, landscaped gardens to the side and rear which offer a real sense of privacy and seclusion. The gravel driveway leads to a double garage and offers ample off-street parking.

Slingsby is a picturesque village which is well placed for access to major road routes and is approximately six miles from the market town of Malton which has a wealth of amenities and a railway station with direct links to York. The village benefits from a primary school, popular public house and there are additional village amenities in neighbouring Hovingham.

## General Information

Mains Drainage and Water - Council Tax TBC - LPG Fuelled Central Heating - All Principle Windows Double Glazed- No Forward Chain



# Accommodation



Total area: approx. 244.2 sq. metres (2628.6 sq. feet)  
**Brook House, Slingsby**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>39</b>
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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