



**Railway Street, Slingsby, York**

North Yorkshire, YO62 4AL

**Guide Price £299,950**

**HUNTERS<sup>®</sup>**  
EXCLUSIVE





# Railway Street, Slingsby, York

## DESCRIPTION

Hunters is pleased to present this grade two listed character property in the idyllic village of Slingsby. With off road parking, traditional features and a pretty garden this is not one to be missed. The property briefly comprises; kitchen, lounge, landing, two bedrooms and bathroom. Call us today to book your viewing and see all this property has to offer!



# ROOMS

Kitchen  
6'4" x 12'5"  
Farm door to the front aspect, laminated laid wood style floor, radiator, integrated fridge/freezer, range of wall and base units with roll top work surfaces, integrated washer/dryer, sink and drainer unit, electric oven, electric hob and power points.

Lounge  
11'11" x 12'2"  
Wooden window to the front aspect, exposed beams throughout, feature fireplace with multi fuel log burner, radiator, TV point, telephone point and power points.

First Floor Landing  
0'0" x 0'0"  
Window to the front aspect and power points.

Bedroom One  
12'1" x 11'6"  
Wooden window to the front aspect, fitted wardrobes, radiator and power points.

Bedroom Two  
10'2" x 12'4"  
Wooden window the side aspect, exposed beams, radiator and power points.

Bathroom  
0'0" x 0'0"  
Vinyl flooring, three piece bathroom suite comprising of panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal, part tiled walls and extractor fan.

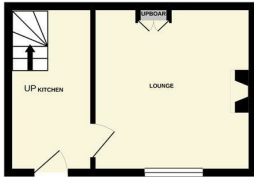
Garden  
0'0" x 0'0"  
Low maintenance stone garden summer house.

Parking  
0'0" x 0'0"  
Private parking for 2 cars.

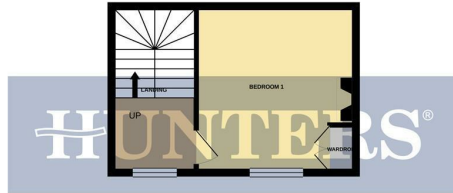




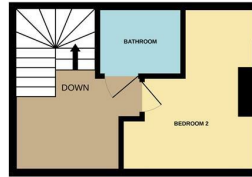
GROUND FLOOR



1ST FLOOR

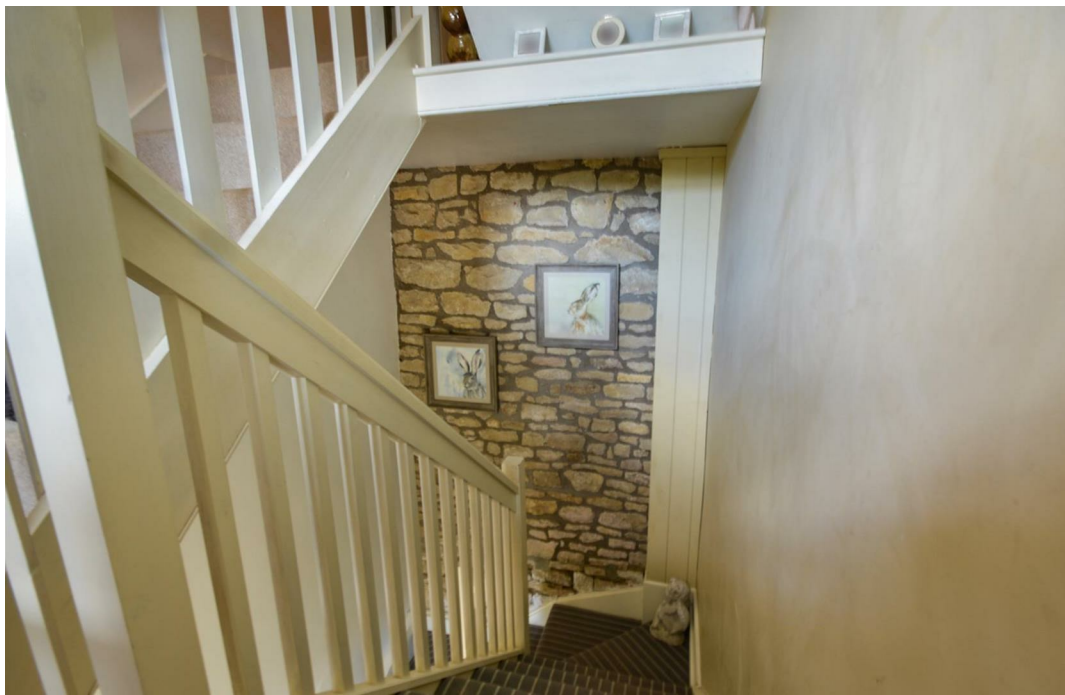


2ND FLOOR

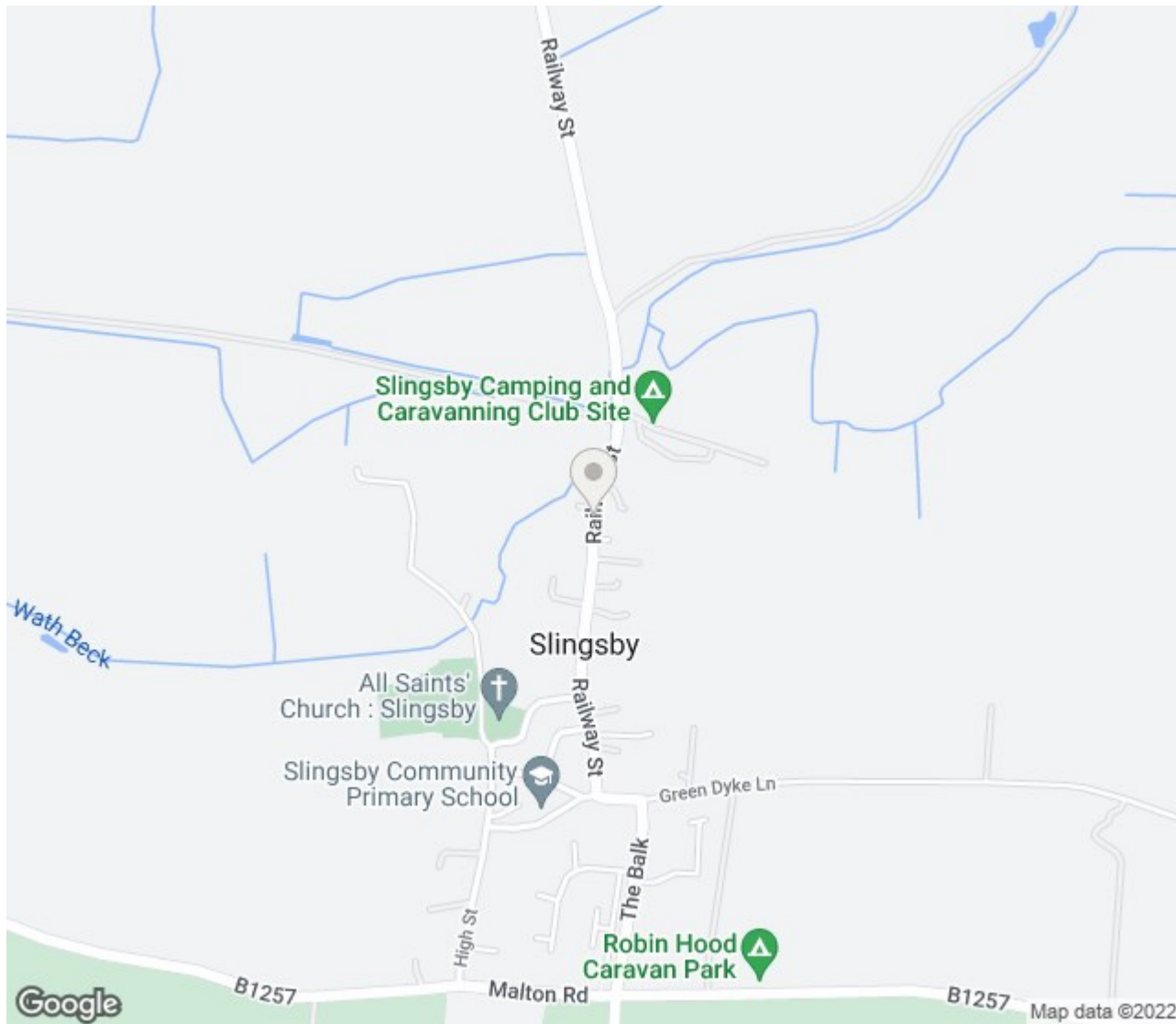


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

### 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>		<b>56</b>
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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