

## PLOT 2, MOWBRAY GREEN SLINGSBY



**An attractive, stone-built four-bedroom semi-detached house forming part of a select new development within the sought-after village of Slingsby.**

Entrance hall, guest cloakroom, living room, open-plan kitchen/dining/family room, first floor landing, master bedroom with en-suite shower room & dressing room, three further bedrooms & a house bathroom.

Driveway parking, single garage & gardens to the front & rear.

High quality, A-rated energy efficient home with solar panels, air-source heating, EV charging & 10-year new build warranty.

**GUIDE PRICE £495,000**



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## An attractive, spacious, stone-built, four-bedroom, semi-detached house with east-facing garden.

- Semi-detached, stone-built house (1,528ft<sup>2</sup>) under a clay pantile roof.
- High specification and well-appointed throughout.
- Impressive, A-rated EPC projected, with air-source heat pump, solar panels & EV charging.
- Interiors designed by Plaskitt & Plaskitt of York.
- Generous kitchen, dining, family room filled with natural light.
- Anthracite aluminium bi-folding doors to the rear garden.
- Large twin-aspect living room.
- Downstairs cloaks and useful understairs storage.
- Master bedroom with en-suite and dressing room.
- Three further bedrooms and house bathroom.
- Single garage and parking for a further 3 cars.
- Landscaped gardens to the front and rear.

## Environs

Mowbray Green is a boutique residential development of just 13 houses, in the beautiful and picturesque village of Slingsby, an area of natural outstanding beauty, bordering the Howardian Hills. This exclusive development offers a selection of generously proportioned three and four bedroom homes, designed to be spacious, energy efficient and filled with natural light. Inspirationally designed with meticulous attention to detail, to fulfil the needs of the modern buyer. These homes offer spacious, contemporary, open-plan interiors alongside traditional exteriors. Slingsby is surrounded by the most beautiful countryside and is only a short distance from Castle Howard. Malton is 6 miles to the East, where there are railway links to London, via York. York is 16 miles South West and can be reached by car within 30 minutes.

## General

- External walls constructed from brick and limestone, with feature heads and cills
- Red clay pantile and natural slate roofs
- Internal walls are solid concrete blockwork with studded partitions
- Windows and doors are handcrafted with chrome ironmongery, with aluminium bi-fold doors

## Kitchens

- Individually designed for quality, efficiency and looks.
- Choice of kitchen finishes.
- Work surfaces and upstands are polished granite or quartz with integrated sink and splashback.
- Neff/Bosch integrated stainless steel appliances with multi-function double oven.
- Induction hob with extractor.
- Integrated fridge freezer.
- Integrated dishwasher.
- LED voltage lighting system and pelmet lighting to units.

## Bathrooms / En-suites

- Contemporary designer sanitary ware by Rhoper Rhodes with Hans Grohe taps.
- Bathrooms half tiled.
- Amtico flooring.

## Floors (to Hallway and Kitchen)

- A choice of Amtico style flooring.

## Doors, Walls and Woodwork

- Painted in contemporary colours to walls throughout.
- Oak internal doors, painted external doors with chrome ironmongery.
- Painted skirting and architraves.
- Feature staircases with oak newel, handrail and spindles.
- Aluminium tri-folding doors from dining area to gardens.

## Lighting and Electrics

- LED spotlighting to kitchen/dining area and bathroom.
- Abundance of 13amp power outlet points.
- Multiple TV and telephone points.
- Pre-wired to receive satellite TV.
- Smoke detectors.
- Heat detectors to kitchen.

## Heating

- Underfloor heating to ground floor areas.
- Air source heat pump.
- Impressive, A-rated EPC projected, with air-source heat pump, solar panels & EV charging.

## Externally

- Landscaped gardens and timber boundary fencing.
- Paths and patio areas finished with natural sandstone flags.
- Stainless steel outdoor wall lighting – front and rear.
- External garden water tap.

### Ground Floor



### First Floor



## About the Developer

Dan Warrington Homes pride themselves on delivering the highest standards in design, construction, and customer care. Based in North Yorkshire, they have built a strong local reputation for creating homes that stand out for their quality, thoughtful design, and attention to detail.

Dan Warrington is the heart of the business. With a hands-on approach, Dan is involved in every stage of the process—from crafting the architectural designs to overseeing construction on-site. His passion for building exceptional homes and ensuring every detail is just right, is what sets them apart. With Dan at the helm, every home reflects his dedication to craftsmanship and customer satisfaction.

## Their Commitment

When you buy a Dan Warrington home, you can do so with confidence. Our team is knowledgeable, conscientious, and passionate about every house we build. We're committed to providing you with not just a home, but a superb product backed by exceptional customer care.

### Disclaimer:

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

