

## YEW TREE COTTAGE RAILWAY STREET, SLINGSBY



**A pretty, semi-detached two bedroom cottage with garden, off street parking and planning consent for extension, located in a picturesque part of this Conservation village.**

The accommodation comprises: sitting room, kitchen, rear lobby, bathroom, first floor landing & two bedrooms.

Electric central heating. Garden, off street parking & garage/outbuilding.

Recently re-roofed & re-pointed.

Full planning consent for a single storey extension to the rear.

### GUIDE PRICE £182,000

Yew Tree Cottage is an attractive stone and pantile cottage located in the centre of the village with the benefit of planning consent for a single storey extension. Until recently, the property currently formed part of the nationally renowned Castle Howard Estate and is offered for sale with no onward chain.

The accommodation, which would benefit from some internal renovation, is arranged over two floors and briefly comprises: sitting room with wood burner, kitchen, rear lobby, bathroom & WC, first floor landing and two bedrooms.

The approved plans allow for an extension and re-modelling of the existing accommodation and an alternative internal layout would provide a hallway, large living room, dining kitchen, utility room, two ground floor shower rooms and two bedrooms (one with en-suite cloakroom); this layout is shown on page 4.

The village of Slingsby lies on the edge of the Howardian Hills Area of Outstanding Natural Beauty, just north of the B1257 between Malton and Hovingham. The village benefits from a shop, church, reputable public house and primary school. Yew Tree Cottage is located along Railway Street, arguably the most scenic part of the village with wide grass verges. The nearby market town of Malton is some 6 miles east and has an array of shops, bars and leisure facilities, monthly food market, secondary school and railway station with regular services to the mainline station at York.

## **ACCOMMODATION**

### **FRONT DOOR**

Opening into:

### **SITTING ROOM**

3.90m(12'10") x 3.50m(11'6")

Cast iron, Aga multi-fuel stove. Beamed ceiling. Television and telephone points. Casement window to the front. Radiator.



### **KITCHEN**

3.90m(12'10") x 1.90m(6'3") (max)

Range of floor and wall units incorporating a single drainer, stainless steel sink unit. Electric cooker point. Extractor fan. Tiled floor. Casement window to the rear. Staircase to the first floor. Radiator.



### **REAR LOBBY**

Door to the rear garden. Radiator.

### **BATHROOM & WC**

2.50m(8'2") x 1.60m(5'3")

White suite comprising: bath with shower over, pedestal basin and low flush WC. Tiled floor. Casement window to the rear. Extractor fan. Cupboard housing an 'Electromax' electric central heating boiler. Loft hatch. Heated towel rail.



## **FIRST FLOOR**

### **LANDING**

Loft hatch.

## BEDROOM ONE

3.90m(12'10") x 3.20m(10'6") (max)

Casement window to the rear. Television point. Radiator.



## BEDROOM TWO

3.10m(10'2") x 2.30m(7'7")

Casement window to the front. Storage cupboard housing the electric fuse box. Television point. Radiator.



## OUTSIDE

The property benefits from a vehicular access, which will be shared with the neighbouring plot, and leads to a gravelled parking area lawned garden area & garage/store.



## GARAGE / STORE

6.50m(21'4") x 4.50m(14'9")

Timber frame construction with corrugated roof. Concrete floor. Electric power and light.



## GENERAL INFORMATION

Services: Mains water, electricity and drainage.  
Electric central heating.

Council Tax: Band: B (Ryedale District Council).

Tenure: Freehold with vacant possession upon completion.

Post Code: YO62 4AL.

Planning Ref: 16/00311/HOUSE

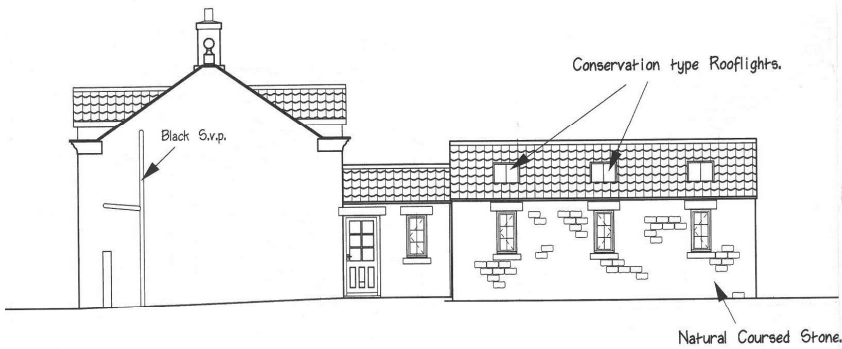
Viewing: Strictly by appointment through the Agent's office in Malton.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <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>		17	17
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <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>		29	29
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			

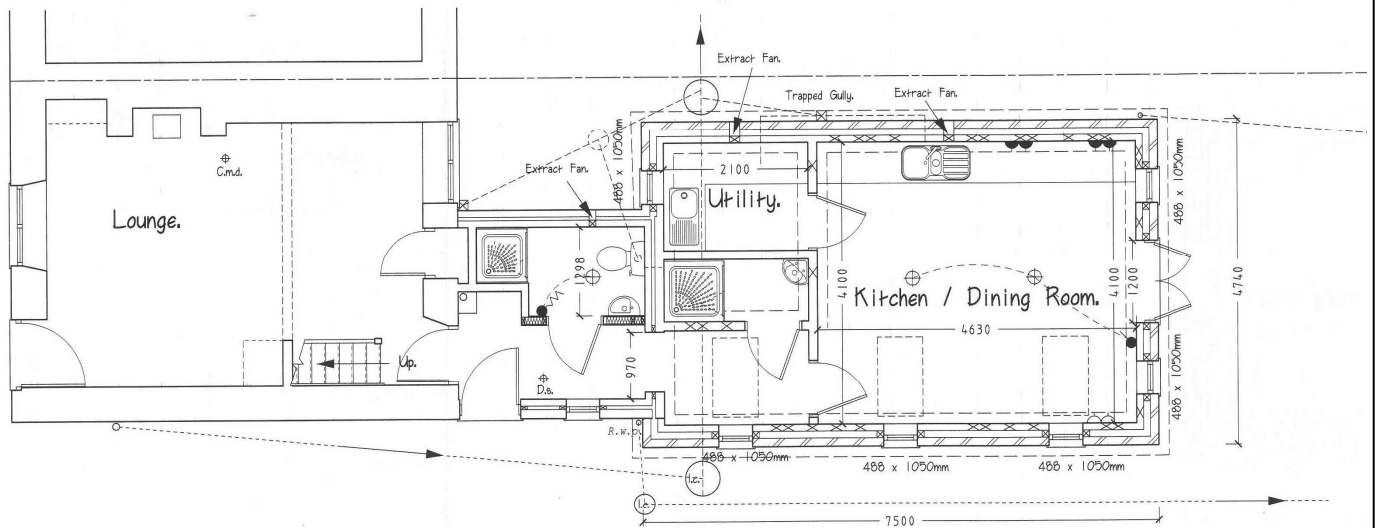
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



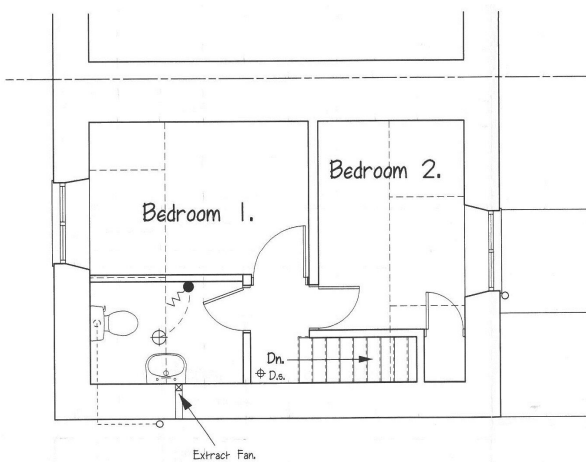
Proposed North Elevation.



Proposed East Elevation.



Proposed Ground Floor Layout.



Proposed 1st Floor Layout.