



Holme Farm Railway Street | Slingsby, York

A well-proportioned detached four bedroom house, situated in the centre of the desirable and popular village of Slingsby, close to the Castle Howard Estate, and approximately 7 miles from the historic market town of Malton, 10 miles from Helmsley and 18 miles from York. The village of Slingsby has a village shop, a public house and a bus service to Malton. The house comprises entrance hall, lounge with feature fireplace, dining room, breakfast kitchen, conservatory, utility room, rear lobby and guest cloakroom on the ground floor. To the first floor are four double bedrooms, shower room and family bathroom. To the outside is a large rear garden, two open garages and off street parking for at least 4 cars. Other benefits include oil fired central heating. VIEWING ESSENTIAL.

- Detached house in a popular village location between Malton and York
- Four double bedrooms, shower room and bathroom
- To be let on an initial 6 month Assured Shorthold Tenancy
- No smokers or pets allowed
- Available mid November
- Three reception rooms, kitchen, utility and cloakroom
- Large rear garden, 2 open garages and off-street parking
- Usual reference checks apply following an application
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy



£1,200 PCM

BoultonCooper

BC
Est. 1801

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ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

Timber entrance door, under stairs recess, double radiator, thermostatic heating control and stairs to the first floor.

LIVING ROOM

15'9" x 13'1" (4.80 x 3.99)

Front aspect sash window with original window shutters, feature cast iron open fireplace with tiled and wood surround, two pine cupboards, picture rail, TV aerial point and double radiator.

DINING ROOM

14'0" x 11'10" (4.27 x 3.61)

Front aspect sash windows with original wooden shutters, feature open fireplace, picture rail and double radiator.

KITCHEN

13'0" x 10'0" (3.96 x 3.05)

Rear aspect window and door to the conservatory, a range of fitted wall and base mounted units with work surfaces over, inset single stainless steel sink unit with single drainer, oil fired Rayburn cooker, built-in electric cooker with ceramic hob and extractor fan over, and quarry tiled floor.

CONSERVATORY

12'0" x 9'0" (3.66 x 2.74)

Of timber construction with French doors to the garden, double radiator and tiled floor.

UTILITY ROOM

8'9" x 8'0" (2.67 x 2.44)

Side aspect Yorkshire sliding sash window with wooden shutters, single stainless steel sink unit with cupboards below, free-standing oil fired boiler, plumbing for a dishwasher, fitted shelving and radiator.

REAR HALL

Rear aspect door to the garden, radiator and quarry tiled floor.

CLOAKROOM

Low level wc, wash hand basin and extractor fan.

FIRST FLOOR LANDING

BEDROOM 1

14'0" x 13'10" (4.27 x 4.22)

Front aspect sash window, feature cast iron fireplace, double radiator and door to the family bathroom.

BEDROOM 2

12'0" x 11'10" (3.66 x 3.61)

Front aspect sash window, feature cast iron fireplace and double radiator.



BEDROOM 3

13'10" x 12'1" (4.22 x 3.68)

Rear aspect sash window and double radiator.

BEDROOM 4

11'11" x 8'9" (3.63 x 2.67)

Rear aspect sash window, a feature cast iron fireplace, double radiator and cupboard housing the hot water cylinder.

SHOWER ROOM

A three piece suite comprising large corner shower cubicle with electric shower, low level wc and pedestal wash hand basin, radiator and extractor fan.

FAMILY BATHROOM

A white three piece suite comprising enamel bath, low level wc and pedestal wash hand basin, radiator and rear aspect opaque window.

OUTSIDE

To the outside is a large rear garden with a large lawned and gravelled area, two open garages and off-street parking for at least 4 cars. There is an oil tank store to the side of the property.

DIRECTIONS

From our Malton Office, proceed along the Market Place on to Finkle Street, and turn left at the junction on to Newbiggin. Continue as it becomes the B1257 towards Helmsley and proceed through Swinton, Amotherby, Appleton-le-Street and Barton-le-Street. On reaching Slingsby take the first turn on the right into The Balk which merges on to Railway Street. The property can be found on the left hand side and can be easily identified by the BoultonCooper "To Let" board.

VIEWING

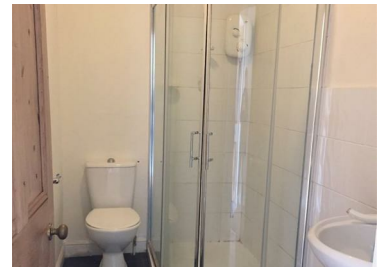
Strictly by appointment with the Agents, BoultonCooper - Malton Office. Tel: 01653 692151.

COUNCIL TAX

We are verbally informed the property lies in Band E. Prospective tenants are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

Assessed in Band E. The full EPC document can be viewed at our Malton office.



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VIEWING

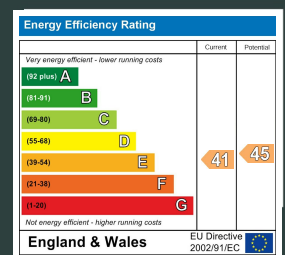
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COUNCIL TAX BAND

E

ENERGY PERFORMANCE RATING

E



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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