



Sharina Cottage South Holme, Slingsby | York

An appealing and much improved one bedroom country stone cottage situated in a desirable rural location on a delightful plot, with outbuildings and substantial gardens and grounds, providing scope for extension, subject to the necessary planning consents. Additional adjoining land is available to purchase with Sharina Cottage, subject to area and negotiation.

Sharina Cottage is situated just outside the ever popular village of Slingsby, with excellent amenities and facilities, including public house, sports and recreation club and ground, primary school and on the edge of the Castle Howard estate. Conveniently located and easily commutable to York and Leeds, with their wider transport connections to London.

NO ONWARD CHAIN VIEWING ESSENTIAL

- A semi-detached one bedroom stone-built end terrace cottage
- Kitchen, living room, one bedroom and bathroom
- Oil fired central heating and double glazing throughout
- Desirable rural location on the edge of Slingsby
- Spacious garden with off road parking & outbuildings

Guide Price £230,000



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ACCOMMODATION

ON THE GROUND FLOOR

KITCHEN

13' x 7'6" (3.96m x 2.29m)

Fitted with a range of base and wall mounted units with work surface over, Belfast sink, uPVC double glazed windows, double radiator and door leading to the utility cupboard.

UTILITY CUPBOARD

6'4" x 3'8" (1.93m x 1.12m)

Plumbing available for a washing machine, and a single window to the rear.

SITTING ROOM

13'3" x 11'1" (4.04m x 3.38m)

Open fire place on stone hearth and surround with timber mantle piece, uPVC double glazed windows to the front and side, built-in storage cupboard, and double radiator.

TO THE FIRST FLOOR

LANDING

7'6" x 5'7" (2.29m x 1.70m)

BEDROOM 1

13'2" x 11'1" (4.01m x 3.38m)

A dual aspect double bedroom with uPVC double glazed windows to the front and side, double radiator, and loft hatch.

BATHROOM

7'7" x 7'3" (2.31m x 2.21m)

A three-piece suite comprising panelled bath (with electric shower over), low flush wc, and pedestal wash hand basin. Chrome heated towel rail and part-tiled walls.

OUTSIDE

To the outside, the property is approached along a private driveway leading to a good sized garden to the front and gardens to the rear with two stone outhouses.



SERVICES

We understand that the property is connected to mains electricity, water, and private drainage supplies. Oil fired central heating. A new private drainage system has been installed.

VIEWING

Strictly by appointment with the Agents, tel: 01653 692151.

DIRECTIONS

From our Malton office, proceed on the B1257 towards Hovingham. On arriving in Slingsby, turn right on to The Balk before bearing left on to Green Dyke Lane and then turning right on to Railway Street. Continue into South Holme and Sharina Cottage can be found on your right hand side, clearly identified by our BoultonCooper 'For Sale' board.

COUNCIL TAX BAND

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

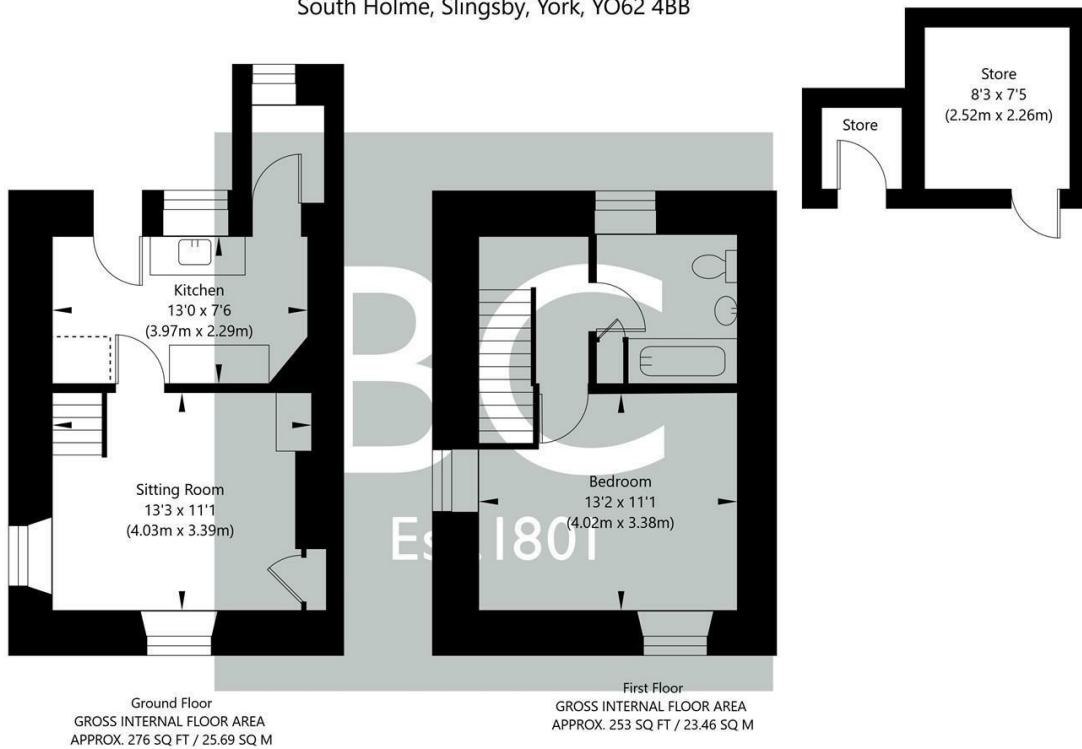
ENERGY PERFORMANCE RATING

Assessed in Band E.



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South Holme, Slingsby, York, YO62 4BB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 529 SQ FT / 49.15 SQ M - (Excluding Stores)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

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COUNCIL TAX BAND

B

ENERGY PERFORMANCE RATING

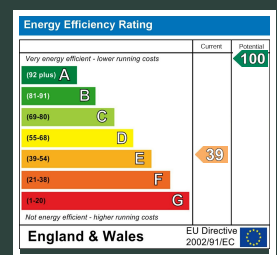
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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Est. 1801