



7 Porch Farm Close | Slingsby, York

An immaculately presented and substantially extended three bedroom semi-detached property with enclosed patio garden situated in this convenient location within the ever popular village of Slingsby.

- Well-presented three bedroom semi-detached home
- Open Plan kitchen/dining room, living room
- Low maintenance gardens, off-street parking and single garage
- Popular village location with primary school, village pub, sports facilities and amenities
- Three bedrooms and family bathroom

Guide Price £275,000



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

With stair case to first floor, radiator, door to:

SITTING ROOM

14'7" x 12'8" (4.45m x 3.86m)

Front aspect uPVC double glazed window, under stairs cupboard, double radiator, inset spotlights.

KITCHEN/DINING ROOM

20'5" x 20'2" (6.22m x 6.15m)

Range of modern fitted base and wall mounted units, double oven and grill, 6 ring induction hob with extractor fan over, integral fridge freezer, integral dishwasher, 1½ bowl stainless steel sink with chrome mixer taps over and drainer, breakfast bar, tiled floor with under floor heating, bi-fold doors to outside rear, 3no. rooflights, partially panelled walls.

UTILITY

Range of modern fitted base and wall mounted units, door to garage.

SHOWER ROOM

Three-piece suite comprising of low level flush wc, pedestal wash hand basin and shower cubicle with chrome fittings, extractor fan, double radiator.

TO THE FIRST FLOOR

LANDING

BEDROOM 1

15'11" x 8'8" (4.85m x 2.64m)

Front aspect uPVC double glazed window, double radiator, loft hatch.

BEDROOM 2

12'8" x 10' (3.86m x 3.05m)

Two rear aspect uPVC double glazed windows, double radiator.

BEDROOM 3

9'6" x 7'8" (2.90m x 2.34m)

Front aspect uPVC double glazed window, cupboard, double radiator.



BATHROOM

Three piece suite comprising bath, low flush wc and pedestal wash hand basin, tiled floor and walls with tiled shelving, extractor fan, chrome heated towel rail, spotlights.

OUTSIDE

The property is approached via a paved section with steps up to the front door, together with tarmac driveway to the side leading to the single garage. To the rear, there is an enclosed low maintenance patio garden with attractive seating area.

SERVICES

Mains water, electricity and drainage. oil fired central heating. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

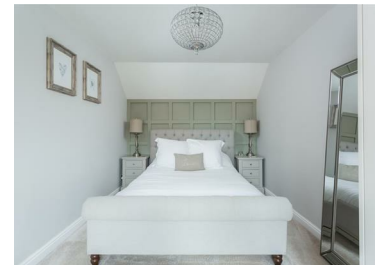
Strictly by appointment with the Agents. Tel: 01653 692151.

COUNCIL TAX BAND

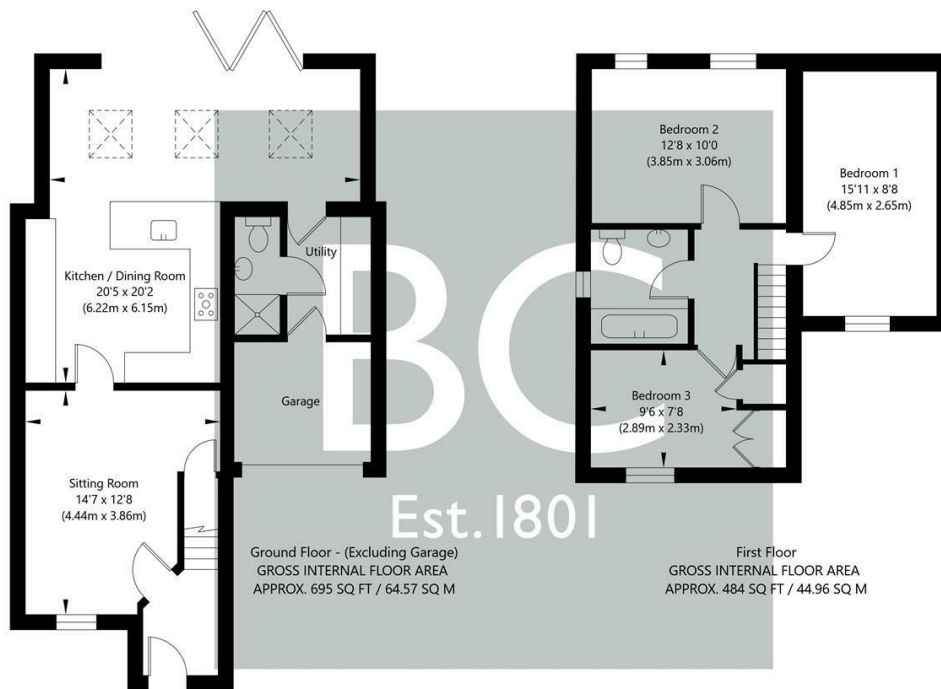
We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed at our Malton Office.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1179 SQ FT / 109.53 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

Strictly by appointment with the agent.

COUNCIL TAX BAND

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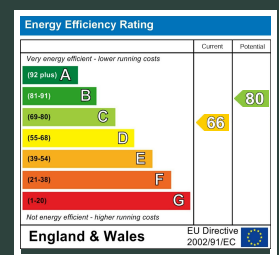
ENERGY PERFORMANCE RATING

D

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