



## 38 Sycamore Close | Slingsby, York

A two bedroom semi-detached house with front and rear gardens situated in this popular cul-de-sac location in the sought-after village of Slingsby. The property offers scope for some modernisation and upgrading, and is offered for sale with no onward chain. Garage and off-street parking.

- A two bedroom semi-detached home
- Kitchen, sitting room
- Lawned gardens to the front and rear
- No onward chain
- Highly sought-after village location
- Two bedrooms and bathroom
- Off-street parking and single garage

**Guide Price £190,000**





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## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE PORCH

### SITTING ROOM

19'4" x 11'6" (5.90m x 3.52m)

Dual aspect timber frame single glazed windows to the front and side, solid fuel open fire on tiled hearth and stone surround providing heating to hot water and radiators, double radiator, under stairs cupboard.

### KITCHEN

11'6" x 7'10" (3.52m x 2.39m)

Rear aspect timber frame single glazed window, basic range of base and wall mounted units, stainless steel sink and drainer, plumbing for dishwasher, electric cooker point, Creda electric storage heater, timber door to outside rear.

## TO THE FIRST FLOOR

### BEDROOM 1

11'6" x 11'3" (3.52m x 3.43m)

Rear aspect timber frame single glazed window, over stairs airing cupboard housing the hot water cylinder, single radiator.

### BEDROOM 2

11'6" x 8'11" (3.52m x 2.74m)

Front aspect timber frame single glazed window, single radiator.

### BATHROOM

6'8" x 5'5" (2.03m x 1.65m)

Side aspect timber frame opaque single glazed window, three piece suite comprising panelled bath, wc and wash hand basin, single radiator.





## OUTSIDE

To the front of the property, there is an open lawned garden, together with gravelled driveway to the side leading to the single garage. To the rear, steps down from the kitchen lead to a flagged patio area with lawned garden and herbaceous borders beyond.

## GARAGE

16'2" x 9'1" (4.93m x 2.77m)

Up and over door to the front, electric power and light.

## SERVICES

We understand that the property is connected to mains electricity, water and drainage; solid fuel central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

## TENURE

We understand to be freehold with vacant possession upon completion.

## VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

## WHAT3WORDS

///stiffly.cheaply.limitless

## COUNCIL TAX BAND

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

## ENERGY PERFORMANCE RATING

Assessed in Band E. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.



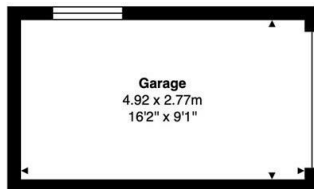
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## 38 Sycamore Close, Slingsby, YO62 4BG

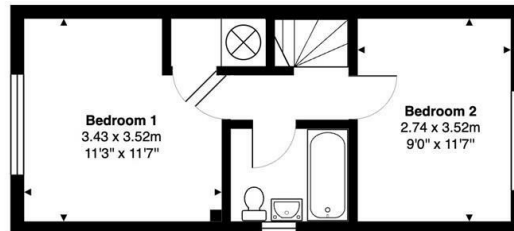


Gross Internal Area: 60.6 m<sup>2</sup> ... 652 ft<sup>2</sup> (excluding garage)

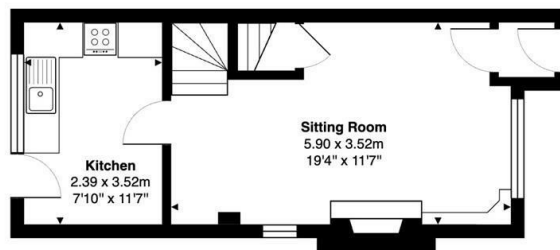
All measurements are approximated for display purposes only and should be independently verified  
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www.matthillier.co.uk



**Garage**  
Gross Internal Area: 13.6 m<sup>2</sup> ... 147 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 29.8 m<sup>2</sup> ... 320 ft<sup>2</sup>



**Ground Floor**  
Gross Internal Area: 30.8 m<sup>2</sup> ... 332 ft<sup>2</sup>

### VIEWING

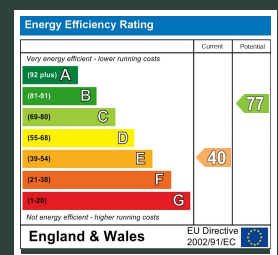
Strictly by appointment with the Agents.

### COUNCIL TAX BAND

B

### ENERGY PERFORMANCE RATING

E



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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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**BC**  
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