



33 Aspen Way | Slingsby, York

A delightful two bedroom semi-detached bungalow, with good sized garden and detached garage. 33 Aspen Way is situated within this popular cul-de-sac location in the highly sought-after village of Slingsby.

- Delightful two bedroom bungalow
- Two bedrooms and shower room
- Popular residential village location
- Kitchen, sitting room
- Detached garage, driveway and lawned gardens to front and rear



Offers In Excess Of £190,000

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ENTRANCE HALL

upvc double glazed front door, fitted cupboard, radiator.

KITCHEN

10'2" x 7'3" (3.10m x 2.21m)
range of fitted base and wall mounted units, door to outside, oil fired boiler, radiator.

SITTING ROOM

17'5" x 10'5" (5.31m x 3.18m)
with wall mounted electric fireplace, no.2 single radiator, upvc double glazed window to front.

INNER HALL

4'10" x 2'9" (1.47m x 0.84m)

BEDROOM 1

11'10" x 9'1" (3.61m x 2.77m)
upvc double glazed window to rear, radiator

BEDROOM 2

8'10" x 8'8" (2.69m x 2.64m)
french doors to rear, radiator

SHOWER ROOM

6'11" x 5'4" (2.11m x 1.63m)
shower cubicle, low flush wc, and pedestal hand wash basin, heated towel rail, upvc double glazed window.

OUTSIDE

The property is approached along a private driveway providing ample off-street parking, leading to Detached Garage (16'4" x 9'). To the front, there are lawned gardens with herbaceous borders. A walkway leads to the rear gardens with patio area and enclosed lawned gardens beyond.



SERVICES

Mains water, drainage and electricity. Oil fired 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

Freehold with vacant possession upon completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. 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 turning right onto Aspen Way, follow the road round to the left and number 33 can be found right at the end of road.

COUNCIL TAX

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.

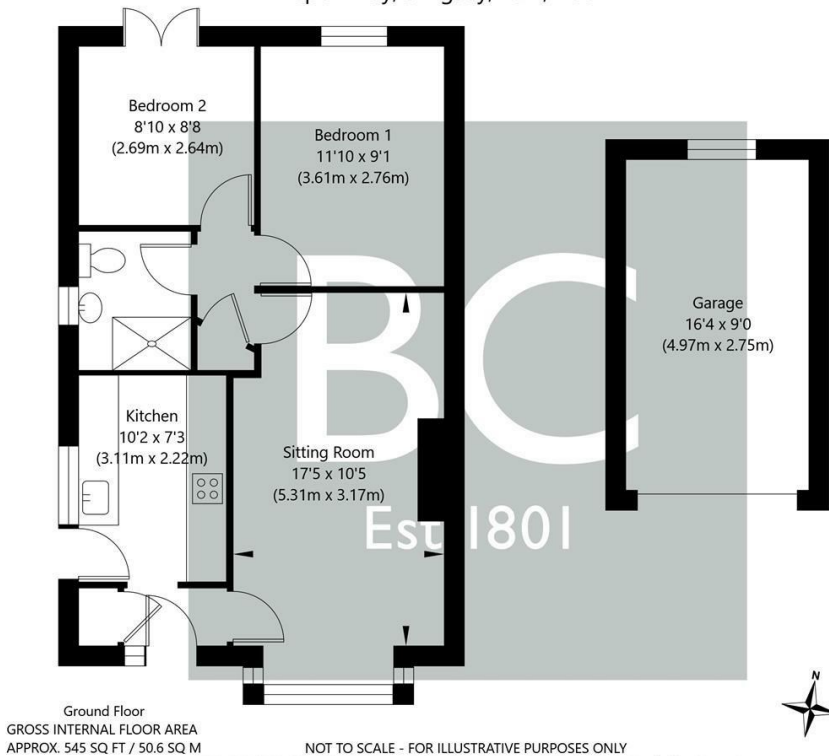
ENERGY PERFORMANCE RATING

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



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Aspen Way, Slingsby, York, YO62 4AR



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 545 SQ FT / 50.6 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 545 SQ FT / 50.6 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

B

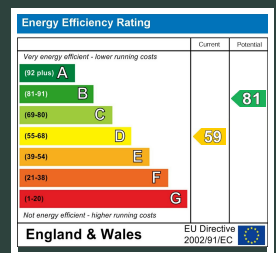
ENERGY PERFORMANCE RATING

D

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BC
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