



## Duncton Wood Cottage

Fryton, Slingsby, YO62 4AT

Offers Around £300,000



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Located in the charming village of Fryton, Slingsby, this delightful semi-detached cottage offers a perfect blend of comfort and character. With two well-proportioned bedrooms, this home is ideal for couples, small families, or those seeking a peaceful retreat. The property boasts two inviting reception rooms which offers spacious living accommodation, kitchen and bathroom. Upstairs there are two double bedrooms and extra space in the eaves storage space. One of the standout features of this property is the lovely cottage garden, which offers impressive open views to the rear. This outdoor space is perfect for gardening enthusiasts or anyone who simply wishes to enjoy the tranquillity of nature. Additionally, the property benefits from driveway parking. Located in the sought-after area of Fryton, you will find yourself surrounded by picturesque countryside while still being within reach of local amenities and attractions. This semi-detached cottage is a rare find in a desirable location, making it an excellent opportunity for those looking to embrace a serene lifestyle in a beautiful setting. Do not miss the chance to make this charming property your new home.

- Two bedroom semi-detached cottage
- Driveway parking
- Located in the sought after village of Fryton
- Large sitting and dining room
- Rear cottage garden
- Added sunroom/conservatory
- Impressive open views to the rear

## Entrance Porch

UPVC double glazed front aspect window and side aspect front door. Cupboard housing the electric. Glazed door leading to:

## Sitting Room

With open staircase leading to the first floor, step down into the sitting room area, log burning stove, front aspect UPVC double glazed window and radiator.

## Dining Room

UPVC double glazed side aspect window, radiator, original ceiling beams and clothes airer.

## Kitchen

UPVC double glazed rear aspect window, range of wall and base units, freestanding oven, space for a washing machine, sink and drainer unit with mixer tap and radiator. Oil boiler.

## Bathroom

UPVC double glazed rear and side aspect window, panel bath with electric shower over, pedestal sink, low flush WC and heated ladder towel rail.

## Rear Hallway

Airing cupboard housing the water tank, radiator. UPVC double glazed door leading to:

## Conservatory/Sunroom

Half brick built with UPVC double glazed windows and rear patio door leading to the garden. Radiator.

## Landing

Loft access.

## Bedroom One

UPVC double glazed front aspect window, storage cupboard and radiator.

## Bedroom Two

UPVC double glazed side aspect window, radiator. Door leading to:

## Eaves Storage Cupboard

With Velux window.

## Exterior

To the front of the property is access to a driveway with parking for one vehicle. Electric charging point. At the rear of

the property is a paved patio area, lawn area and steps to the higher level of the garden with open views. Shed. Outside tap. Oil tank.

### Services

Mains connected to water and electric. Shared sewerage tank. An oil tank services the heating and water.

### Council Tax Band C

### Planned works to the property:

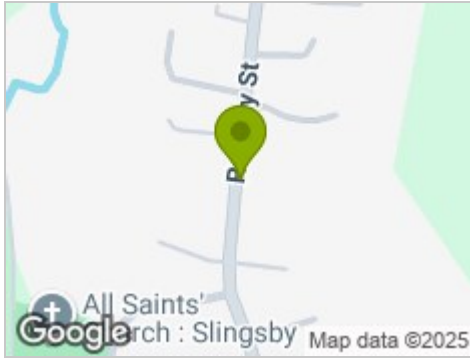
The current vendors have already arranged for the roof to be replaced in early January.

### Location

The village of Fryton is located on the outskirts of the village of Slingsby, which lies 6 miles west of Malton on the B1257 road to Hovingham, Helmsley and the North York Moors. Malton is a charming market town with independent stores, and a popular local market. There is a train station offering good commuting links to York and Scarborough. Slingsby itself has good local amenities such as The Grapes Pub, primary school and secondary schools in nearby Malton. A lovely village location sat at the foot of the Howardian Hills.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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