

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



**Brookfields, Railway Street, Slingsby, York,
Yorkshire, YO62 4AL**

Offers in excess of £425,000

Brookfields is a beautifully presented four bedroom home with garage and driveway parking just listed in the well regarded village of Slingsby.

The spacious accommodation is well laid out and offers open plan modern day living. In brief the property comprises; entrance, open plan kitchen/dining room, sitting room with doors onto garden, four bedrooms with en-suite to master bedroom and house bathroom.

Outside, an enclosed and private lawned garden lies to the rear overlooking fields beyond with a terrace area for entertaining. At the front there is a gravelled area with large planters filled with flowers as well as driveway and single garage.

Slingsby is a pretty village with a primary school, village hall and public house. Close by is the beautiful Castle Howard, which has a magnificent farm shop, café and garden centre. Hovingham is 2 miles away and has a bakery, cafes and a very well stocked village shop. The 'foodie' market town of Malton is also only 6 miles away with lots of independent shops, cafes, restaurants, hotels and larger supermarkets. Malton has a railway station with regular services to York and then beyond. From York you can get the mainline to London Kings Cross in 1 hour 50 minutes or north to Edinburgh.

EPC Rating D



ENTRANCE HALLWAY

DINING ROOM

16'4" x 14'9" (4.98m x 4.51m)

Window to front aspect, radiators, power points.

KITCHEN

9'4" x 9'1" (2.87m x 2.79m)

Window to side aspect, a range of wall & base units, integrated double oven, integrated under counter fridge, integrated washer, integrated dishwasher, electric hob with overhead extractor, Belfast sink, power points.



SITTING ROOM

15'3" x 12'5" (4.65m x 3.81m)

Window to rear aspect, French doors to rear, log burner with brick surround, TV point, power points.



HOUSE BATHROOM

Opaque window to rear aspect, tiled walls, enclosed shower, low flush WC & hand wash basin.

BEDROOM TWO

12'2" x 11'1" (3.71m x 3.40m)

Window to front aspect, build in wardrobe, radiator, power points.



BEDROOM THREE

12'9" x 10'3" (3.91m x 3.13m)

Window to rear aspect, built in wardrobe, power points.

BEDROOM FOUR

12'2" x 10'8" (3.71m x 3.26m)

Window to side aspect, radiator, power points.



MASTER BEDROOM

12'4" x 12'2" (3.77m x 3.71m)

Window to side aspect, Velux window to rear, built in storage cupboard, radiator, spotlights, power points.

MASTER EN-SUITE

12'8" x 12'4" (3.87m x 3.77m)

Velux window to rear, spotlight, radiators, free standing bath, door leading to WC.



GUEST CLOAKROOM

Velux window to rear, low flush WC & hand wash basin, built in storage cupboards, spotlights, radiators.



GARAGE

15'5" x 8'2" (4.72m x 2.51m)

Up & over door, power & lighting.



TENURE

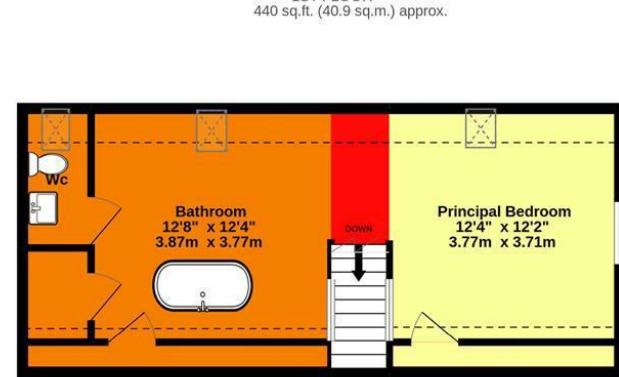
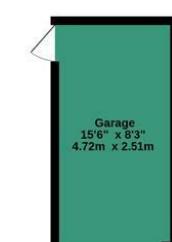
Freehold.

SERVICES

We are advised that the property has mains water, drainage, electric and the central heating is LPG gas fired.

COUNCIL TAX BAND D

BROOKFIELD, RAILWAY STREET, SLINGSBY, YO624AL
TOTAL FLOOR AREA: 1474 sq.ft. (137.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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