

**3, Cavendish Court, Slingsby, North Yorkshire, YO62 4BN**  
**£250,000**

3 Cavendish Close, Slingsby – A Characterful Cottage in the Howardian Hills

Tucked away within a quiet cul-de-sac in the ever-popular village of Slingsby, this attractive two-bedroom stone-built cottage offers a rare opportunity to enjoy stylish village living in the heart of the Howardian Hills Area of Outstanding Natural Beauty.

Set over two floors and presented in excellent order, the property features a welcoming entrance hall with guest cloakroom, a bright and spacious sitting room with open-plan staircase, and a well-appointed dining kitchen fitted with integrated appliances including fridge freezer, dishwasher, hob and oven. A utility cupboard with plumbing for a washing machine provides valuable additional storage.

Upstairs are two generous double bedrooms and a modern house bathroom. Both bedrooms offer pleasant outlooks and excellent proportions, ideal for those seeking a first home, investment property or a peaceful downsizer retreat.

Outside, the pretty enclosed garden is bordered by a stone wall and features ornamental planting for year-round interest. Two private parking spaces to the front complete the picture.

Slingsby is a thriving and friendly village, with a highly regarded primary school, pub, and excellent local walking routes through the surrounding countryside. Located just a short drive from Malton, Helmsley and the A64, this is a perfectly placed home offering both charm and convenience.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>80</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	<b>92</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>76</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

**Viewing Arrangements**

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://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  
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**LOCATION**

Slingsby is a highly sought-after and picturesque village nestled on the edge of the Howardian Hills Area of Outstanding Natural Beauty. With its traditional stone cottages, welcoming community and excellent access to the surrounding countryside, it offers a superb balance of rural charm and modern convenience. The village benefits from a well-regarded primary school, a thriving pub, and a village shop, with additional amenities available in the nearby market town of Malton, just a short drive away. Perfectly placed for those who enjoy walking, cycling and exploring, Slingsby is also within easy reach of Castle Howard, the North York Moors and the stunning Yorkshire coast. Commuters are well served with easy access to York via road or rail from Malton, making it a desirable location for both families and professionals alike.

**ENTRANCE HALL**

**GUEST CLOAKROOM**

**SITTING ROOM**

14'8" x 9'10" (4.48 x 3.)

**KITCHEN/DINER**

8'6" x 12'9" (2.6 x 3.9)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

12'11" x 9'0" (3.96 x 2.75)

**BEDROOM TWO**

7'2" x 12'9" (2.2 x 3.9)

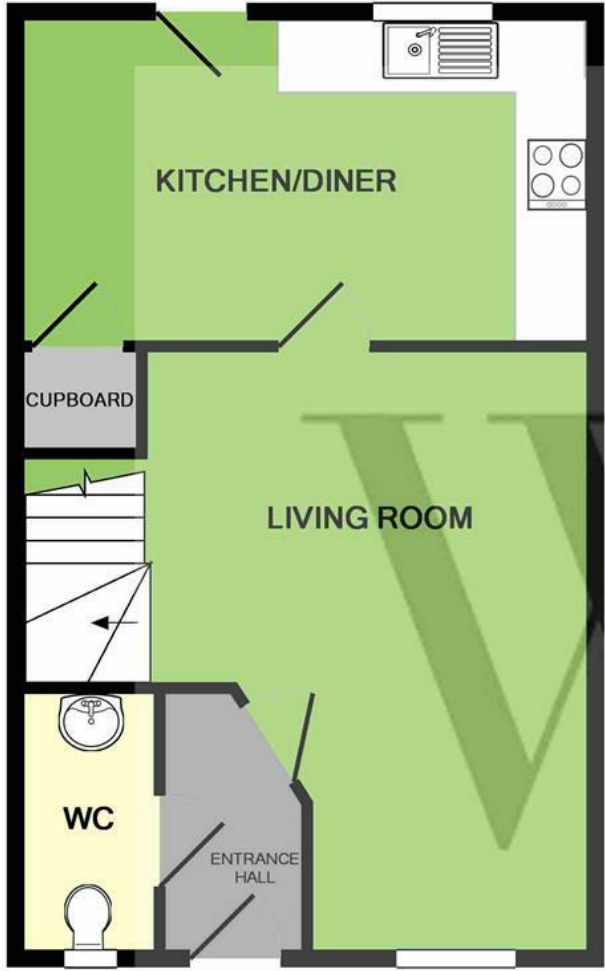
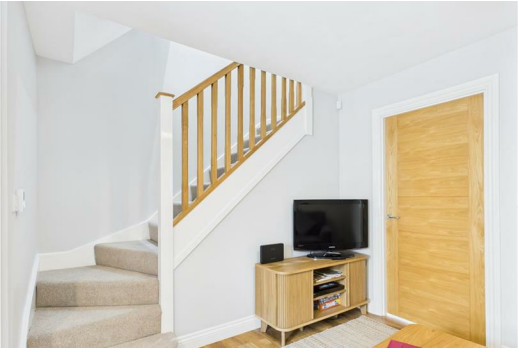
**HOUSE BATHROOM**

**EXTERIOR**

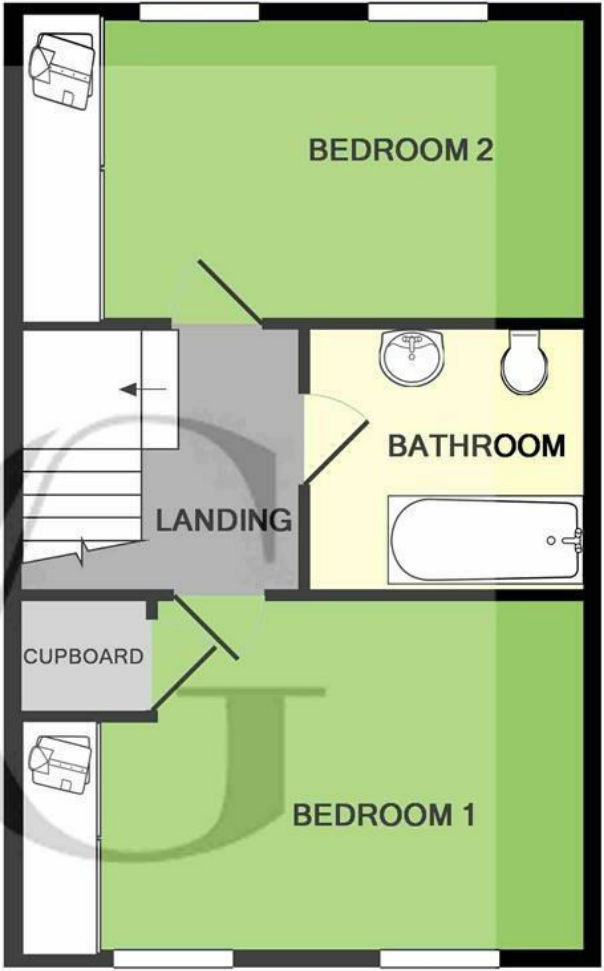
**SERVICES**

**COUNCIL TAX BAND B**

**EPC RATING C**



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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