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Aspen Way, Slingsby YO62 4AR

Guide Price £285,000

ACCOMMODATION

A beautifully presented and thoughtfully extended three double bedroom, two bathroom semi detached bungalow, tucked away in a peaceful cul-de-sac within this highly sought-after village. The property offers spacious and versatile accommodation, complemented by off-street parking, an attached garage and an attractive south-facing rear garden.

The bungalow provides particularly flexible living space and can be arranged as a three-bedroom home or as currently configured, with the third bedroom used as a delightful garden room. With two sets of French doors opening directly onto the garden, this light-filled room provides an excellent additional reception space and makes the most of the southerly aspect.

The entrance hall opens into a stylish kitchen, fitted with a range of Shaker-style units incorporating an electric oven, induction hob and integrated dishwasher, together with spaces for a fridge/freezer and washing machine. The adjacent lounge/dining room is an inviting and comfortable space, featuring an attractive deep bay window to the front with a window seat with storage under, along with a wood-burning stove set within a feature surround.

An inner hallway provides access to the three double bedrooms, a shower room/WC and a generous ensuite bathroom/WC to the principal. Two of the rear bedrooms feature French doors opening directly onto the garden, while the principal bedroom also benefits from fitted wardrobes.

The property benefits from oil-fired central heating, double glazing and an Energy Performance Certificate (EPC) rating of D.

Outside, the property is approached via a gravelled driveway providing off-street parking and leading to the large attached garage, which is fitted with an electric door and useful storage above. Attractive gardens extend to the front and side, with mature hedging providing a pleasant degree of privacy.

A particular feature of the property is the south-facing rear garden, which offers an attractive patio seating area, lawn and established planting, together with a wooden summerhouse/studio providing a versatile space for hobbies, relaxation or home working.

Slingsby is a picturesque and highly regarded North Yorkshire village, surrounded by the beautiful countryside of the Howardian Hills. The village offers a welcoming rural community with useful local amenities, while the nearby market towns of Malton and Helmsley provide a wider range of shops, restaurants and services. With excellent access to scenic walks, charming villages and some of North Yorkshire's best-known attractions, Slingsby offers an appealing combination of peaceful village life and convenient access to the wider area.

COUNCIL TAX

Band B - 2026/2027 Approx £1,935.

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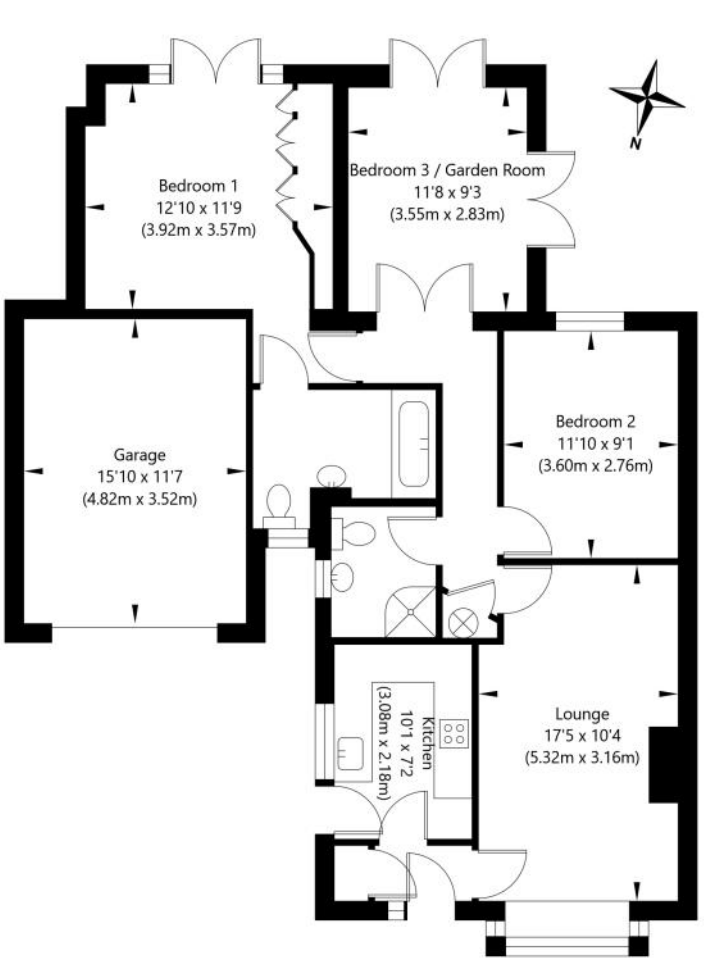

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 865 SQ FT / 80.35 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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