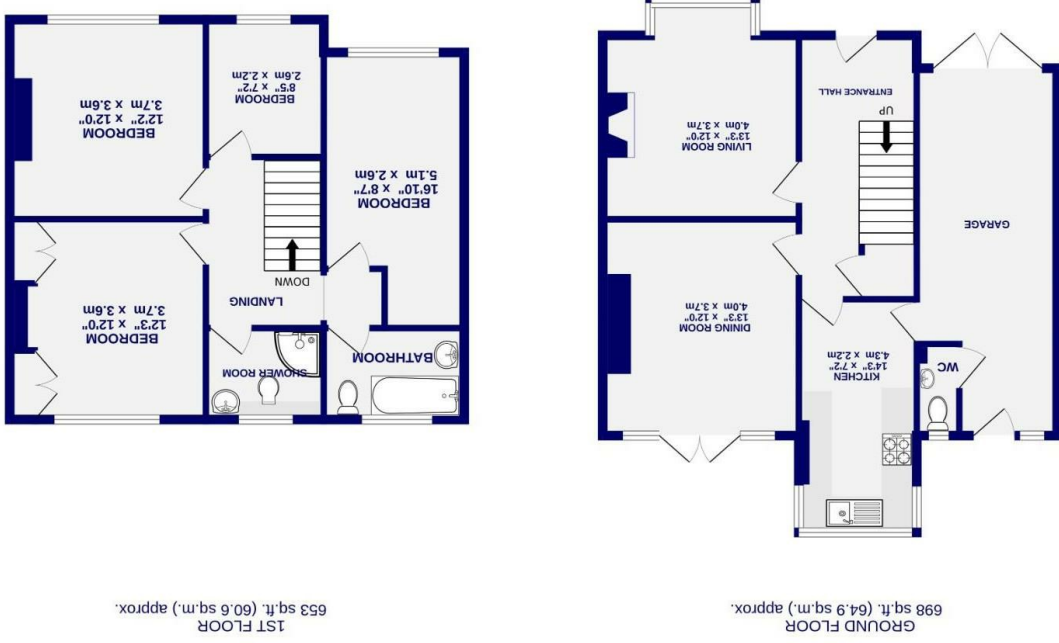


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Slingsby Grove, York, YO24 1LS

Freehold
Council Tax Band - C

- Spacious Four Bedroom Semi Detached Home
- Generous Principal Bedroom With Storage
- Third Bedroom With Ensuite Access
- Two Modern Bathrooms
- Second Bedroom Overlooking Rear Garden
- Fourth Bedroom Ideal Nursery Or Office
- Bright Front Lounge With Fireplace
- Rear Dining Room With Patio Access
- Rear Established Garden & Driveway
- EPC D



What every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other items are approximate. It is advised that the quantities will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide to any prospective purchaser. The plan is made with Mapbox 2023.



Slingsby Grove
, York
YO24 1LS

Offers In The Region Of
£495 000



Situated just off Tadcaster Road in one of York's most sought-after areas, this substantial four-bedroom semi-detached home offers generous accommodation and a versatile layout, ideal for families. Tucked away on a quiet cul-de-sac, it combines traditional character with thoughtful updates.

The property opens into a welcoming hallway with attractive herringbone parquet flooring, leading to the front living room with a wood-burning stove, bay window with shutters, and original picture rails. To the rear, the dining room offers French doors to the patio and garden, with space for a large dining table. The kitchen has been updated with duck egg blue wall and base units, tiled splashbacks, integrated Hotpoint oven, gas hob, and dishwasher, with space for freestanding appliances. A door leads to the garden, and there is potential to open into the dining room for a contemporary open-plan layout. A ground-floor WC and integral garage complete the accommodation.

Upstairs, four bedrooms and two bathrooms offer versatile living space. The principal and second bedrooms are spacious doubles, with the second enjoying garden views and built-in storage. The third bedroom benefits from its own bathroom, making it an ideal guest suite, while the fourth bedroom is perfect for a nursery or home office. The main bathroom features a shower, basin with vanity, and WC, and the second bathroom includes a bath, basin, and WC.

Externally, the rear garden is mainly lawn with a patio and raised planters. The front has a driveway and small garden, with mature shrubs. Owned solar panels are fitted to the front roof of the home.

A much loved home in a prime location, offering space, character, and potential an early viewing is highly recommended.

Council Tax Band - C

