

Plot 4

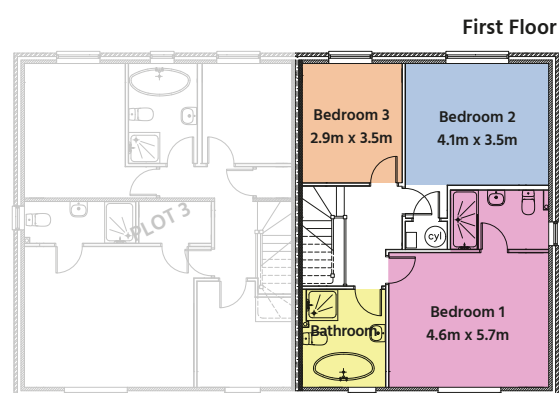
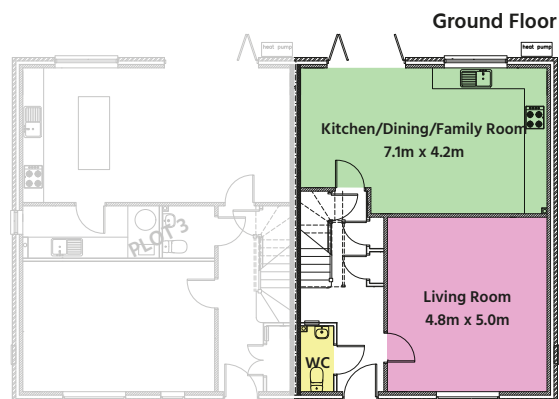
Mowbray Green, Slingsby, York

Dan  **Warrington** **HOMES**

An attractive, spacious, brick-built, 3 bedroom, semi-detached house with east-facing garden.

- Semi-detached, brick-built house (1400ft²) under clay pantile roof
- High specification and well appointed throughout
- Generous kitchen, dining, family room filled with natural light
- Anthracite aluminium bi-folding doors to the rear garden
- Large living room
- Downstairs cloaks and useful under stairs storage
- Master bedroom with en-suite
- Two further bedrooms and house bathroom
- Parking for two cars
- Landscaped gardens to the front and rear

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY COPIED FROM ARCHITECT PLANS AND ACCURACY CANNOT BE GUARANTEED
All measurements and fixtures including doors and windows are approximate and should be independently verified.



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Mowbray Green, Slingsby, York, North Yorkshire

The Property

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Environs

Mowbray Green is a boutique residential development of just 13 houses, in the beautiful and picturesque village of Slingsby an area of natural outstanding beauty, bordering the Howardian Hills.

This exclusive development offers a selection of generously proportioned 3 and 4 bedroom homes, designed to be spacious, energy efficient and filled with natural light. Inspirationally designed with meticulous attention to detail, to fulfil the needs of the modern buyer. These homes offer spacious, contemporary, open-plan interiors alongside traditional exteriors.

Slingsby is surrounded by the most beautiful countryside and a short distance from Castle Howard, Malton is 6 miles to the East, where there are railway link to London. York 16 miles to the West and can be reached by car within 30 minutes.

General

- External walls constructed from brick and limestone, with feature heads and cills
- Red clay pantile and natural slate roofs
- Internal walls are solid concrete blockwork with studed partitions
- Windows and doors are handcrafted with chrome ironmongery, with aluminium bi-fold doors

Kitchens

- Have been individually designed for quality, efficiency and looks
- Choice of kitchen finishes
- Work surfaces and upstands are polished granite or quartz with integrated sink and splashback
- Neff/Bosch integrated stainless steel appliances with multi-function double oven

- Induction hob with extractor
- Integrated fridge freezer
- Integrated dishwasher
- LED voltage lighting system and pelmet lighting to units

Bathrooms / En-suites

- Contemporary designer sanitary ware by Rhooper Rhodes with Hans Grohe taps
- Bathrooms half tiled
- Amtico flooring

Floors (to Hallway and Kitchen)

- A choice of Amtico style flooring

Doors, Walls and Woodwork

- Painted in contemporary colours to walls throughout
- Oak internal doors, painted external doors with chrome ironmongery
- Painted skirting and architraves
- Feature staircases with oak newel, handrail and spindles
- Aluminium tri-folding doors from dining area to gardens

Lighting and Electrics

- LED spotlighting to kitchen/dining area and bathroom
- Abundance of 13amp power outlet points
- Multiple TV and telephone points
- Pre-wired to receive satellite TV
- Smoke detectors
- Heat detectors to kitchen

Heating

- Underfloor heating to ground floor areas
- Air source heat pump

Externally

- Landscaped gardens and timber boundary fencing
- Paths and patio areas finished with natural sandstone flags
- Stainless steel outdoor wall lighting – front and rear
- External garden water tap

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To enquire call

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