



RICHARDSON & SMITH

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‘GREYFRIARS’ (THE FORMER VICARAGE) 22 ESKDALESIDE, SLEIGHTS, Nr WHITBY

Whitby 3 miles Pickering 17 miles York 42 miles
(Distances are approximate)



A SUBSTANTIAL 4/5 BEDROOM FORMER VICARAGE WHICH IS SITUATED IN AN ELEVATED POSITION OVERLOOKING THE GLORIOUS BEAUTY OF THE LOWER ESK VALLEY. ON THE OUTSKIRTS OF THIS POPULAR VILLAGE, BUT IS WITHIN WALKING DISTANCE OF LOCAL SHOPS, PUB AND AMENITIES.

THE HOUSE OCCUPIES ON A GENEROUS PLOT, WITH GARDENS TO FRONT AND REAR, AMPLE PARKING AND DETACHED GARAGE.

Accommodation:

Ground Floor: Entrance Porch & Hallway, Lounge, Dining Room, Drawing Room, WC, Kitchen, Side Hallway, Utility, Coal Store.

First Floor: 3 Large Double Bedrooms, Single Bedroom, Bathroom, W.C

Second Floor: Attic Bedroom and Store Room.

Gardens to Front and Rear, Under-croft Store, Detached Garage, Parking.

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PARTICULARS OF SALE

Sleights former Vicarage is a substantial, detached, stone-built house with 3 reception rooms, a kitchen and utility whilst upstairs there are 3 large principal bedrooms and a bathroom on the first floor, plus a further room with a staircase leading up a loft ladder to 2 interconnecting rooms in the attics, one of which has a dormer window. The house has a number of original period details including amongst others, the panelled oak staircase, fireplaces, art glazing and tiled floors whilst enjoying gas central heating and uPVC double glazing to most windows.

Outside, the property enjoys a spacious plot with gardens to 3 sides and a detached single garage with a driveway for off street parking, plus a separate parking area on the opposite side and a useful under-croft store. The house is set in an elevated position within the village, offering views to the rear across the Esk Valley. It lies off the main road running through the village, away from most of the busy traffic.

The village is well-placed, lying close to Whitby and the coast, yet convenient for access to the National Park. In need of some modernizing and updating, the interior is an opportunity for the new owners to make their own mark and personalize the property to their own tastes, adding value along the way.

Whitby is famous for its Abbey Ruins and association with Dracula (written in the town) and Captain James Cook, the world-famous explorer. Dotted with pretty, independent shops, bars and restaurants, the town also has opportunities for sea fishing, sailing, golf etc.

The road network locally is principally 'A' roads, but Whitby has a train line connecting to Middlesbrough and the line from nearby Scarborough and Malton connects to York and beyond. Durham Tees Valley Airport is around 40 miles away.

The accommodation comprises.....

Entrance Vestibule: With tiled floor, door to drawing room and oak glazed inner door to ...

Entrance Hallway: With decorative tiled floor, panelled Oak staircase to first floor and doors to:

Lounge: A spacious room to the front with large bay window and side window, stone fireplace with gas fire, and picture rail.



Dining Room: Again, a substantial room but to the rear of the building, with period fireplace and gas fire, picture rail and large window overlooking the rear garden and the lower Esk Valley.



WC: A large room offering plenty of space for storage or to add a shower if desired. WC and wash hand basin, window to the rear.

Drawing Room: To the front, formerly the parish office, with bay and side windows, built-in cupboard and access door to front vestibule



Kitchen: Having a basic set of units and wall cupboards, with laminated working surfaces, inset stainless steel sink unit and tiled splash-backs. Space for cooker with stainless steel extractor hood over and windows overlooking the rear garden and across the Esk Valley.



From the hallway double doors give access to the side extension which has a separate hallway with access doors to the front and rear. Doors off give access to the....

Utility: With Belfast sink and plumbing for washer, the gas central heating boiler is situated here. Adjacent Coal Store

First Floor

An Oak staircase rises from the main hallway to a half-landing which has large arched window with decorative art glazing. The stairs continue up to the main landing from which are doors to all rooms and a linen cupboard.

Bedroom 1: A spacious double bedroom with windows to the front and side aspects, with fitted wardrobe and tiled fireplace.



Bedroom 2: Again, a large double bedroom with windows to the rear and side. Built-in wardrobe and tiled fireplace.



Bedroom 3: A large double bedroom with bay window to the front, with built-in wardrobe, tiled fireplace and hand-basin.



Separate WC: With low flush suite.

Bathroom: With white suite comprising a panel bath, separate shower cubicle and pedestal wash hand basin. Airing cupboard.

Bedroom 4/Access: To the rear, with window overlooking the rear garden, built-in double wardrobe and access stairs to the attic rooms.

Second Floor

The staircase rises from bedroom 3 to

Attic Bedroom: A very spacious room with large dormer window overlooking the lower Esk Valley. Under eaves storage. Doorway to store.



Outside

Set down below the road, the property sits behind a stone wall, double gates allow access to the tarmac driveway to the right hand side which leads down to the...

Detached Garage. A single garage of stone construction with an up-and-over door.



At the front of the property there is a large garden laid predominantly to lawn with some mature shrubs and plants. There is a central footpath to the front of the house and side access paths.

To the left of the house is a small lane serving this and other properties. There is access off here to a level tarmac parking area with parking for a number of vehicles.

Steps off here lead to the large rear garden which is set largely to lawn with some mature trees. An access path leads to the:



Under-croft Storage Area: 14'9 x 10' With uPVC door and window looking to the rear. There is a small further storage off with restricted height.



Services: The property is understood to be connected to all mains services. The gas central heating system is run through the gas fired boiler situated in the utility.

Planning: The property lies in with the remit of Scarborough Borough Council Planning Authority. Tel: 01723 232323.

Local Taxation: The house is band G for council tax (approx. £3,353 for 2022/23).

Building Work: The property has had recent remedial building work to correct some minor structural movement brought about by damaged drains. This has now been completed and certificated. Details of the work are available on request.

Post Code: YO22 5EP

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

GENERAL REMARKS & STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Directions: From Whitby take the A170 Guisborough Road before turning left onto the A169 moor road connecting Whitby and Pickering, travelling to the village of Sleights. Travel through the village, passing the church on the left, before taking the next right, turn marked Grosmont, onto Eskdaleside. The property is situated approximately 300 yards along on the right hand side.

Covenant on Naming and Use: As is usual with any sales of former church property, restrictive covenants will be imposed preventing the property from being called 'The Vicarage', to avoid confusion. The 'Former Vicarage' would not be deemed to breach this. The vendors also plan to impose a covenant requiring the property to only be used as a private dwelling house for a single family and prohibiting the property being used as a hotel, pub or licensed premises – should you wish to vary this covenant, please contact us. Further details will be provided on request.

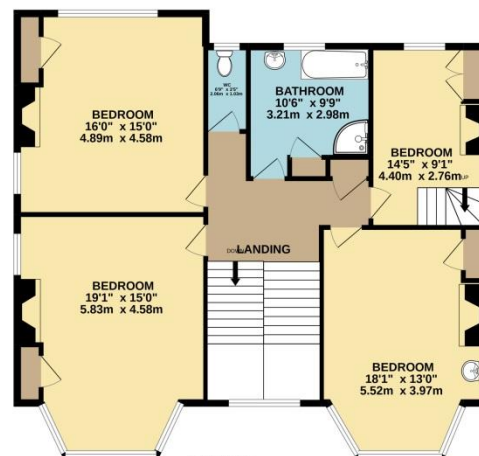
IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice

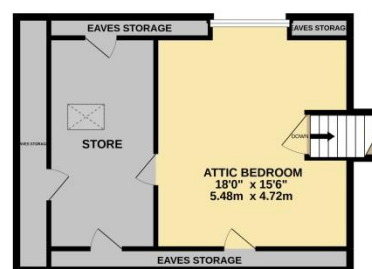




GROUND FLOOR

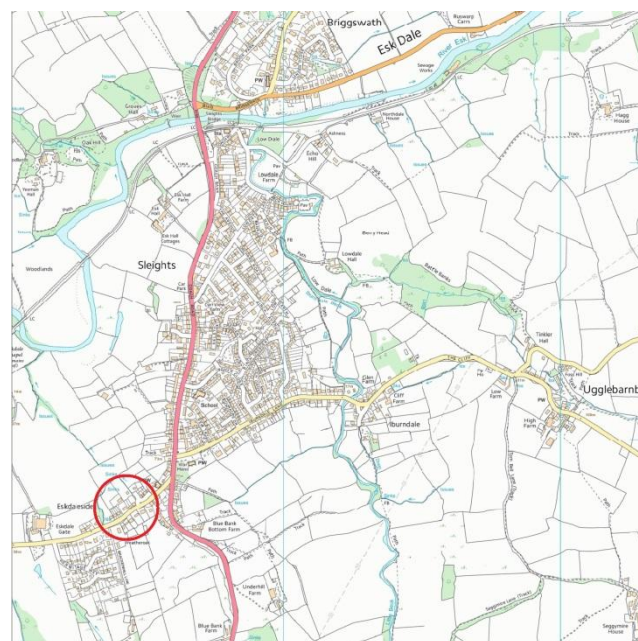


1ST FLOOR



2ND FLOOR

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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