



RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

THREE GABLES, 7 RIDGE LANE BRIGGSWATH, SLEIGHTS

Whitby approx. 2 miles



A DETACHED 3 BEDROOM HOME SITUATED ON A SOUGHT AFTER CUL-DE-SAC WITH ELEVATED VIEWS OVERLOOKING THE LOWER ESK VALLEY. BEAUTIFULLY PRESENTED THROUGHOUT, THIS LOVELY PROPERTY SHOULD PROVE A POPULAR PROPOSITION.

Accommodation:

Porch, Entrance Hallway, Lounge, Dining Room, Kitchen, W.C.
1st Floor: Landing, 3 Double Bedrooms, Bathroom, Box Room
Externally: Integral Garage and Driveway Parking, Cellars, Terraced Gardens

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PARTICULARS OF SALE

Set back off Ridge Lane, Three Gables is a beautifully presented and well maintained property in a sought after residential area, not far from Whitby. A much loved home in the same ownership for a number of years, Three Gables sits on a good sized plot with generous gardens to the front and further terraced gardens to the rear. There is even some very useful cellars beneath the house, ideal for storage and maybe even keeping the wine cool!

The elevated position allows for stunning views over the lower Esk Valley, particularly in the winter months when the trees are no longer in leaf, with both lounge and kitchen positioned to enjoy the south facing aspect. Outside, the plot includes ample driveway parking and a large integral garage.

The property has oil fired central heating and uPVC double-glazing to all windows, and is offered for sale with the benefit of no onward chain.

Approached from the driveway, a step rises up to a glazed entrance porch with modern composite door which in turn opens into ...



Entrance Hallway: From here, stairs rise to the first floor and doors open to all rooms.

Lounge: A spacious, light and airy room with a large picture window to the rear and larger patio doors giving access to the side. There is a central coal effect gas fire set within a stone surround with matching hearth



Cloakroom: With w.c and hand-basin.



Kitchen: The kitchen has a large window facing out over the gardens, looking up towards the moors, further side window and is fitted with a range of cabinets finished with light Oak doors and laminate worktops, including breakfast bar. Fitted equipment includes an electric double oven, low level gas hob, 1½ bowl sink unit, fridge freezer and an automatic dishwasher. A rear door opens to the side and a sliding door leads through to...

Dining Room: With uPVC window to the side elevation and sliding door into the kitchen.



1st Floor

The staircase rises from the hallway with dormer window to the side on a spacious landing. From here, doors open to...



Bedroom : A large light double bedroom with windows to the front and side aspect. There are 2 built-in wardrobes and laminated floor.

Shower Room: With a modern suite including low flush WC and wash hand basin set within fitted vanity units. There is wet walling to the walls and a heated towel rail.

Box Room: Used previously as an office, but equally easy access storage. The airing cupboard is situated within this room.

Bedroom: A double room with side aspect and large built-in wardrobe



Bedroom: Again, a light airy double room with window to the side from which there is a fantastic view across the valley to the moors. There are 2 built-in wardrobes, with central hand-basin and eaves storage.

Lower Ground Floor

Steps outside the kitchen lead down to the rear of the house and give access to the cellars which provide very useful storage.

Outside

The house is set behind a low brick wall, with the garden being set to lawn with a vast array of mature shrubs and plants to the sides. There is a large tarmac drive leading down to the integral garage. **(Please note the oil central heating tank is situated here, screened by Leylandii hedging.)**



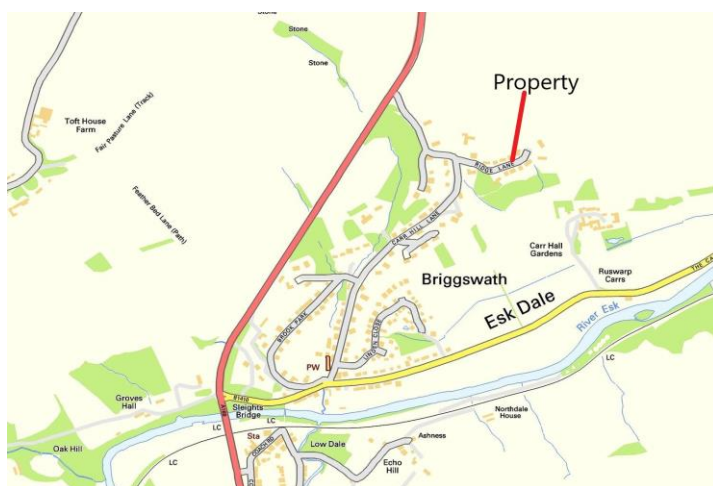
Paths lead to the rear of the house which has a paved patio and delightful terrace which is south facing and a real sun trap. The rear gardens are terraced, laid to lawns mature shrubs and flowers.

Separate Integral Garage: With electric roller door and large glazed window to the side. There is a further access door to the rear of the garage and the oil fired boiler is situated here

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 road towards Malton and Pickering (A169). Before descending the hill to Sleights there is a turning on the left hand side marked Carr Hill Lane. Turn down here, following the road around the corner. Ridge Lane is the first turning on the left and Three Gables is approximately 150 yards down on the right hand side, marked by the Richardson & Smith 'For Sale' sign. See location plan.



Services: The property is understood to be connected to mains water, gas, electricity and drainage. The property has an oil fuelled central heating system with a boiler in the garage.

Planning: The property falls within the administrative jurisdiction of North Yorkshire Council.

Council Tax Banding: Band 'E' Approx. North Yorkshire Council. Tel 01723 232323

Post Code: YO21 1SA

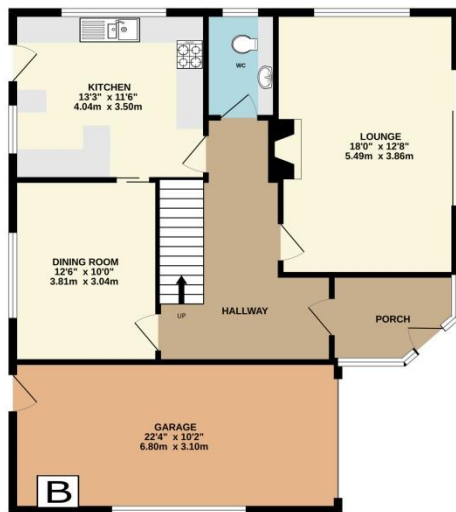
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

IMPORTANT NOTICE

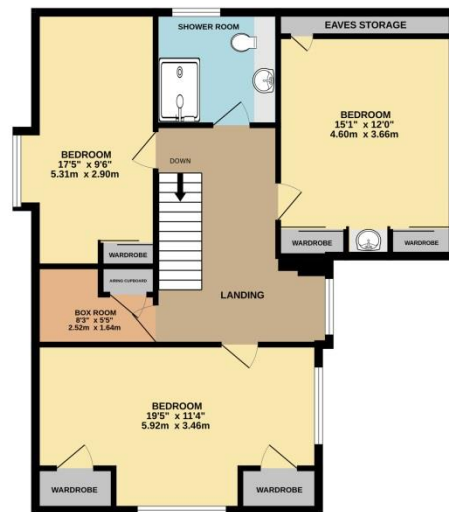
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA: 1768 sq.ft. (164.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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