

RICHARDSON & SMITH

Chartered Surveyors

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20 ESKDALESIDE SLEIGHTS, Nr WHITBY



AN ATTRACTIVE AND SPACIOUS 3 BEDROOM SEMI-DETACHED HOME WHICH ENJOYS BEAUTIFUL VIEWS OVER THE ESK VALLEY. WELL PRESENTED THROUGHOUT WITH THE BENEFIT OF A FANTASTIC REAR PATIO AND GARDEN AND OFF ROAD PARKING TO THE FRONT, THIS IS A PROPERTY WORTHY OF CONSIDERATION.

Accommodation:

Ground Floor: Entrance Hall, W.C Lounge, Kitchen Diner

First Floor: 3 Double Bedrooms, Bathroom

Outside: Off Road Parking and Gardens To Front and Rear

OFFERS ON: £325,000

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PARTICULARS OF SALE

Situated on the edge of this popular village, this lovely home should be viewed to fully appreciate not only its superb position overlooking the Esk Valley and the views from the lounge and patio but the space it has to offer with a spacious lounge and kitchen diner and 3 double bedrooms. There are generous but manageable gardens with large patio and pizza oven, and a large shed at the bottom. Within in reach of all the local amenities that Sleights has to offer and Whitby is just a couple of miles away to the coast whilst also been ideal situated to explore the rest of the NYMNP.

Approached from the road a concrete path leads down to the...

Entrance Hall: A light and spacious space with recessed cupboard within which is situated the gas central heating boiler and which has doors off to the:

Cloakroom: With hand basin and w.c

Lounge: With large double glazed bay window to rear aspect with stunning over the valley, 2 radiators, wall mounted focal electric fire, and patio doors to the rear patio.



Dining Kitchen: Having a range of modern high gloss wall and base units, built in double electric oven, integrated fridge, stainless steel sink unit with mixer taps over and ceramic hob. There is a large bay window, tiled floor and recessed cupboard.



First Floor

From the hallway a straight staircase leads up to the first floor landing. There is a large loft access hatch and doors off to:

Bedroom 1: To the front, with radiator.



Bedroom 2: To the rear with large picture window overlooking the valley, radiator and 2 glazed fitted wardrobes.

Bathroom: A large room having a white suite comprising panelled bath with separate shower cubicle to the corner, raised hand-basin and w.c. There is tongue and groove paneling to the walls, CHTR and Velux window.



Bedroom 3: A small double to the rear with large Velux window and radiator.

Outside

To the front of the property there is a raised concrete parking area with wrought iron railings, small garden and side access to the rear.

The rear garden has a large raised patio area with glazed balustrades, pizza oven and steps down to the lawned garden. To the bottom of the garden is a raised vegetable bed and large shed which will be included in the sale.



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

GENERAL REMARKS AND 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.

Services: The property is connected to all mains services.

Council Tax Banding: 'C' North Yorkshire Council 01723 232323

Post Code: YO22 5EP

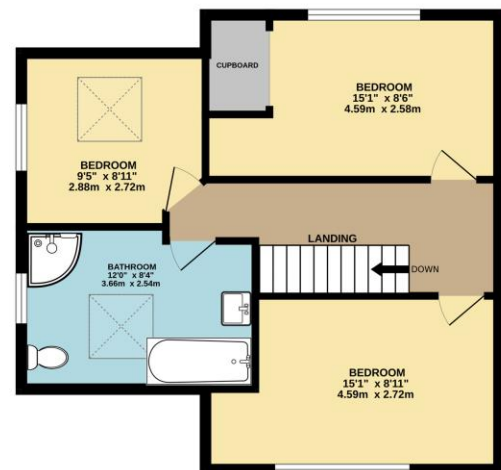
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Call us for a free appraisal of your property if you are considering selling



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