



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

152 COACH ROAD SLEIGHTS, WHITBY

Whitby 3 miles, Pickering 17 miles, York 42 miles



A MOST ATTRACTIVE STONE SEMI-DETACHED HOUSE IN THE CENTRE OF THIS POPULAR VILLAGE. EXTENDED TO REAR, THIS SPACIOUS FAMILY HOUSE ENJOYS GENEROUS WEST FACING GARDENS WITH AMPLE PARKING. ONLY A FEW MILES FROM WHITBY AND A GATEWAY TO THE NYMNP THIS GREAT HOUSE IS ONE TO VIEW.

Accommodation:

Ground Floor: Entrance Hallway, Open Plan Lounge Dining Room, Kitchen, Shower Room

1st Floor: Landing, 2 Double Bedrooms, Shower Room

2nd Floor: Attic bedroom

Outside: Blocked Paved Parking to the Front & Large Rear Gardens.

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk

PARTICULARS OF SALE

Affording magnificent views and looking westward over the lower Esk Valley, this spacious 3 bedroom, semi-detached, stone built house is worthy of internal inspection. A ground floor extension to the rear gives exceptional living space, the accommodation now comprising a through lounge with dining recess, a generous sized kitchen and downstairs shower, with 2 double bedrooms and bathroom on the first floor and large attic bedroom above, most areas having the benefit of uPVC double glazing and gas central heating for warm efficient living.

As beautiful and spacious as the house is, it is in garden to the rear where this property comes into its own. Stretching down the Valley, the garden has the sun upon it for most of the day, but more importantly for the all the afternoon and evening, enabling the most to be made of the stunning vista whether from the patio areas, the delightful summerhouse or lawned gardens.

With parking to the front and the convenience of all the amenities Sleights has to offer close at hand, a most delightful family house that should be viewed to be appreciated.

From the block paved parking to the front a composite door gives access into the:

Entrance Hall: With cloaks cupboard and under-stairs cupboard containing the Valliant central heating boiler. Radiator. Staircase to first floor.



Open Plan Lounge Dining Room: Having a bay window with secondary glazing. There is a coal-effect electric stove set within a fireplace with stone lintel and stone hearth. There is a further fireplace recess with a coal-effect fire and quarry tiled hearth. Three radiators. Off this room is:



Dining Area: Which has a full-height, double glazed window with top opening. Radiator.

Kitchen: Having a range of modern light grey painted base units with matching wall cupboards, laminate working surfaces, tiled splash backs, vinyl sheet cushion floor and three double glazed windows. Integral to the units is a 1½ bowl sink unit with mixer tap, electric double oven and ceramic hob with stainless steel extractor hood over. There is space for microwave and fridge/freezer. Two radiators. A stable door leads to the garden. Off the kitchen is:



Shower Room:

Having a large fully tiled shower cubicle with thermostatic shower fitting, low level w.c. and hand basin set in a vanity unit. Large double glazed unit overlooking the garden

First Floor

The staircase rises from the entrance hall up to a landing with panel doors into:

Master Bedroom: A large double bedroom to the front, formerly 2 rooms with 2 windows overlooking the street. There is a built-in wardrobe on one wall.



Shower Room: To the rear, having a modern white suite comprising w.c. and hand-basin with fitted vanity unit and wet-walling. There is a walk-in shower with thermostatic fittings



Bedroom: Again a double bedroom with window to the rear overlooking the garden. From the window there are delightful views along the Esk Valley and North Yorkshire Moors. There are two built-in recessed wardrobes.



Second Floor

Large Attic Bedroom : Having a large double glazed dormer window from which there are outstanding views over the garden and down the Esk Valley.



Outside

The property is approached from Coach Road into a block paved forecourt area where there is parking for 2/3 vehicles. There is a low stone wall with wrought iron railings and gatepost to the frontage, a stone boundary wall to one side and a hedge boundary to the other side, together with tree and shrub borders. A path to the side leads through a tall wooden gate to the rear .

Immediately to the rear is a flagged patio, lawn, mature trees and shrubs, together with an easy gravelled maintenance area again with a variety of shrubs and trees. A short flight of steps from the path gives access to a second patio area of concrete paving and a timber built summerhouse with leaded windows and a further flagged patio. Just below the summerhouse is an ornamental pond, whilst to the side is a further shed

At the lower end of the garden is a large lawned area with many mature trees, shrubs, low stone walls and hedge boundary.

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.

Services: The house is connected to mains water, electricity, gas and drainage. The property has a gas fuelled boiler located in the under-stairs cupboard.

Directions: From Whitby take the A171 Guisborough Road before turning left onto the A169 moor road connecting Whitby and Pickering, travelling to the village of Sleights. Travel approximately halfway through the village, 152 is on the right.



Tenure: Freehold.

Council Tax Banding: Band ‘D’ . North Yorkshire Council. Tel 01723 232323.

Post Code: YO22 5EQ

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
61	C		
55-60	D		
39-54	E		
21-38	F		
1-20	G		



RICHARDSON & SMITH

Chartered Surveyors

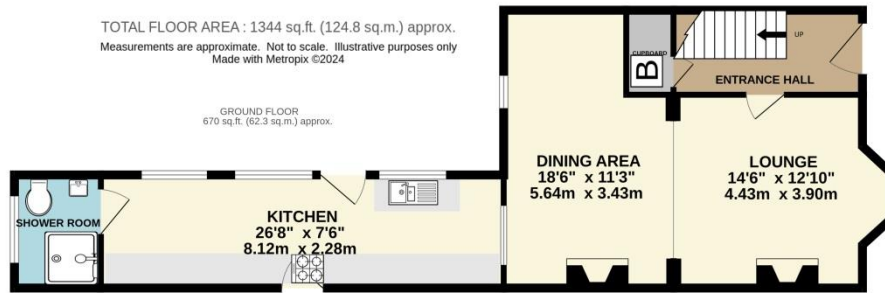
Auctioneers

Valuers

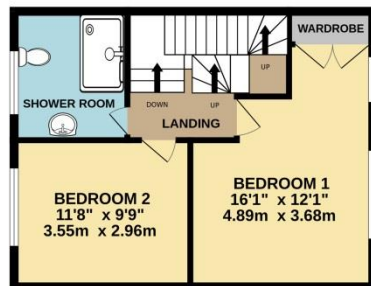
Estate Agents



TOTAL FLOOR AREA : 1344 sq.ft. (124.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR
241 sq.ft. (22.4 sq.m.) approx.

