



7 COACH ROAD, SLEIGHTS

Whitby approximately 3 miles



A BEAUTIFULLY PRESENTED 4 BEDROOM, 3 STOREY SEMI - DETACHED PROPERTY, SET IN A QUIETER AREA, OFF THE MAIN PART OF COACH ROAD, THE HOUSE HAS PLENTY OF CHARM INCLUDING PANELLED DOORS, FIREPLACES AND SASH WINDOWS, ETC. THIS LOVELY TOWN HOUSE MAKES A GREAT FAMILY HOME.

Accommodation:

Entrance Hallway, Sitting Room, Dining Room, Kitchen, Utility Room, WC Cloakroom.

1st Floor: Landing, 2 Double Bedrooms, Bathroom. 2nd Floor: Landing, 2 Further Double Bedrooms, Study / Single Bedroom.

Externally: Garden to Front and Side, Small Yard to Rear.

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Offering plenty of space, this substantial 3 storey, period stone house is likely to hold a wide appeal. With a beautiful mix of tradition and modern and plenty of light, it really does offer plenty of scope, as either a family home or second home.

Approached from the front, through the gate into the garden, the path runs up the steps to the traditional part glazed front door, which opens into an entrance hallway with exposed floorboards, and a fine panelled staircase, which has a useful cupboard beneath. From here four panelled period doors lead to....



The sitting room has a bay window with sash panes to the front, with the focal point of the room being the open fire with cast surround and polished stone mantel. Cornice and picture rail.



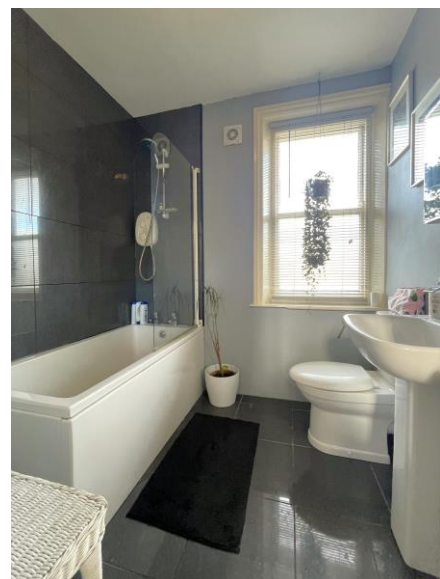
The dining room has a sash window to the side aspect and a feature fireplace for an electric fire unit. An archway leads through into ...



The kitchen has pale green painted cabinets with laminated worktops, integral hob and oven plus spaces for other appliances. Beyond the kitchen is a utility room with a WC partitioned into the corner and a window and door opening into the rear yard.



To the first floor are two spacious double bedrooms, each with original period fireplaces and sash windows. There is also a modern bathroom on this level, fitted with a contemporary white suite including a bath with shower over.





The original staircase rises to the second floor where there are two more spacious double bedrooms, plus a smaller single bedroom, currently used as a study which has potential for conversion to a second bath/shower room, if desired.



The staircase from the first floor landing, rises to the second floor, again via the half landing with a sash window to the rear. From here doors lead to three further bedrooms.



Outside, the property has a yard to the rear, enclosed by a wall with a gate onto the communal back street. To the front is a lawned garden with shrubs and a good hedge. A strip of land to the side leads back to the communal rear lane and ensures that the property remains a semi and not a terrace!

GENERAL REMARKS AND STIPULATIONS

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



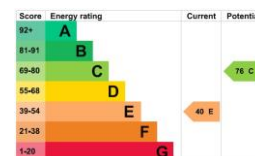
Directions: From Whitby take the moor road towards Guisborough, turning onto the A169 south towards Pickering. Drop down the hill and across the river, taking the first turning on your left. Drive past the Salmon Leap Hotel and the property lies on your right. There is unrestricted on street parking all along this road.

Tenure: The property is owned freehold.

Services: The property is understood to be connected to mains supplies of water, gas and electricity and to mains drainage. Central heating and hot water are provided by the wall mounted gas-combi boiler which is located in the utility.

Council Tax: Band 'D' - £2,178 payable for 2023-24 (verbal query only) North Yorkshire Council Tel 01723 232323.

Post Code: YO22 5AA



IMPORTANT NOTICE

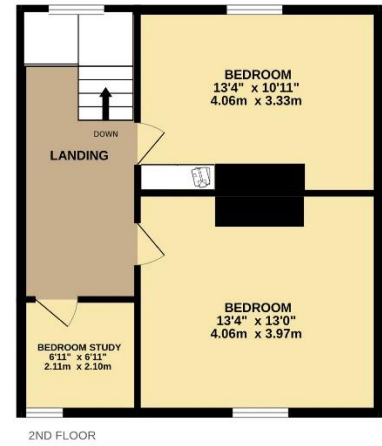
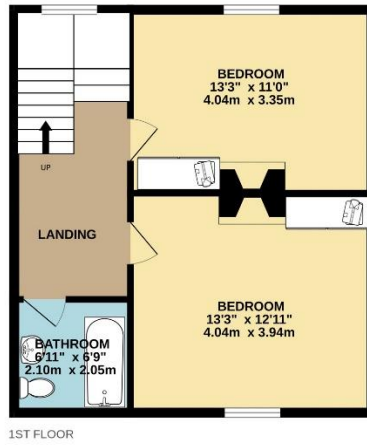
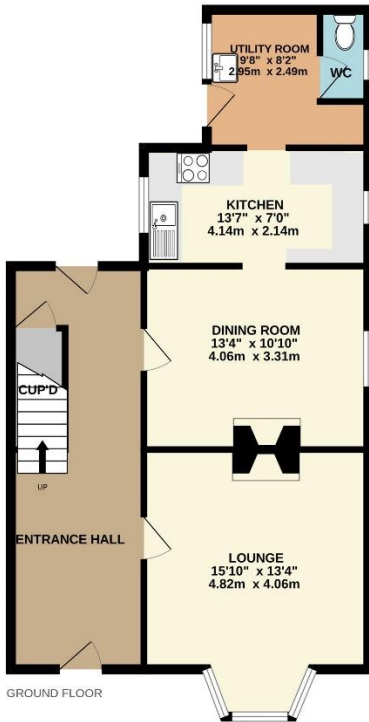
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any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





RICHARDSON & SMITH

Chartered Surveyors • Auctioneers • Valuers • Estate Agents



Measurements are approximate. Not to scale. Illustrative purposes only
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