



# RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

## ‘HUDROYD’, 4 NETHERBY CLOSE, SLEIGHTS

*Whitby 2½ miles*



**AN EXTENDED AND MODERNIZED, DETACHED 3-4 BEDROOM BUNGALOW, SET AT THE END OF A SHORT CUL-DE-SAC, CONVENIENT FOR SHOPS AND LOCAL AMENITIES. ITS ELEVATED POSITION OFFERS SPLENDID VIEWS WEST UP THE ESK VALLEY AND OVER THE SURROUNDING NATIONAL PARK COUNTRYSIDE.**

*One of the finest retirement properties in the locality.*

Accommodation:

Ground Floor: Lobby, Hallway, Lounge, Balcony, Study / Bedroom 4, Dining Room, Kitchen. Master Bedroom with En-suite Bathroom, Guest Bedroom with En-suite Shower Room. 1<sup>st</sup> Floor: Double Bedroom and En-suite Bathroom.

Basement: Double Garage, Boiler Room, Store Room. Series of Undercroft Storage Spaces.

Gardens to side and rear with orchard, Greenhouse and Summerhouse. Driveway Parking to front and rear.

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**

Built in the late 1970s, this property has been extended and redeveloped to maximise its potential and its aspect up the Esk Valley to the rear, both from the property, the balcony and the gardens. Positioned off the main road running through the village, this is a great location a short walk from the shops.

From the driveway, an insulated front door opens into a lobby with glazed inner door and screen into the hallway. From here doors open to ...



Kitchen fitted with an attractive modern suite of oak fronted cabinets with integrated appliances, the kitchen has window to the front and a door and window to the side with steps down to the back garden. The kitchen has an archway opening into ....



The dining room has a glazed door back to the hallway, windows to the side and rear and a wide archway opening through into ....



The lounge has a broad window to the side and a sliding patio door and screen out onto the balcony. The lounge has a gas fire and a glazed door opens back to the hallway.

Next to the lounge, also with a patio door and screen out onto the balcony is a study or small reception room which could alternatively be a 4<sup>th</sup> double bedroom.



### **First Floor**

Stairs from the hallway rise up to a converted loft level with another large double bedroom with window to the front and Velux rooflight, plus an en-suite bathroom

### **Basement Level**

From the hallway a door opens onto a staircase that descends to the basement double garage which has a laundry area and window to the sided.

The master bedroom lies on the back of the house and has views over the back garden and beyond. A connecting door opens from here through to a Jack 'n' Jill bathroom with a modern white suite including a spa bath with hand shower hose, a basin set in a vanity, a WC and bidet. Window to the side.

The second bedroom is a double or twin bedroom with built-in wardrobes and a window to the front. A connecting door gives access to an en-suite shower room.

A doorway leads from the garage to a spacious store housing the gas central heating boiler and hot water cylinder. A doorway leads from here through to a further store room under the lounge. These rooms are ideal for storage and have potential for conversion if desired. A step-through from this final store gives access to a series of clean, dry, voids under the house ideal for additional storage, some of which have light and power points.





**Outside**

At the front of the property is a tarmacked parking area plus a small area of garden which has been landscaped for ease of maintenance.

A driveway runs down to the side of the house to a wide tarmacked driveway to the rear, giving access to the basement double garage with an electric remote-control door.



The plot tapers and is narrow by the roadside but fans out to the rear where the main gardens lie. The back garden is mainly lawn with shrubs and trees and a wooden summerhouse enjoying views up the valley. The rear garden also includes an orchard.



There are raised vegetable beds to the side and rear of the house and an aluminium greenhouse (12' x 8'). Beneath the balcony there are storage areas, one open and one part enclosed.

**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 to view this property.



**Directions:** Sleights lies in the lower Esk Valley about 3 miles southwest of Whitby, on the A169 road leading over the moors towards Pickering. As you drive up through the village on the main road, Netherby Close lies on your right just after the village store. Number 4 lies at the end of the cul-de-sac where marked by the Richardson and Smith for sale board.



**Services:** The property is connected to mains water, gas, electricity and to mains sewers. The property has gas central heating with a boiler in the undercroft off the garage.

**Local Taxation:** The property is band 'E' for council tax with approx. £2,790 payable for 2024/5. North Yorkshire Council. Tel 01723 232323.

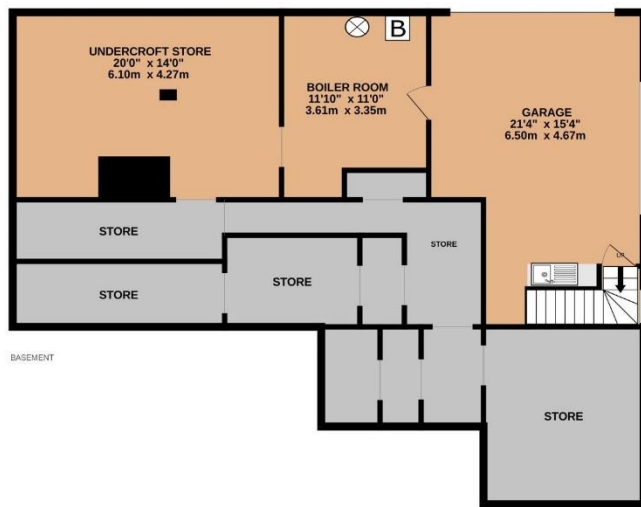
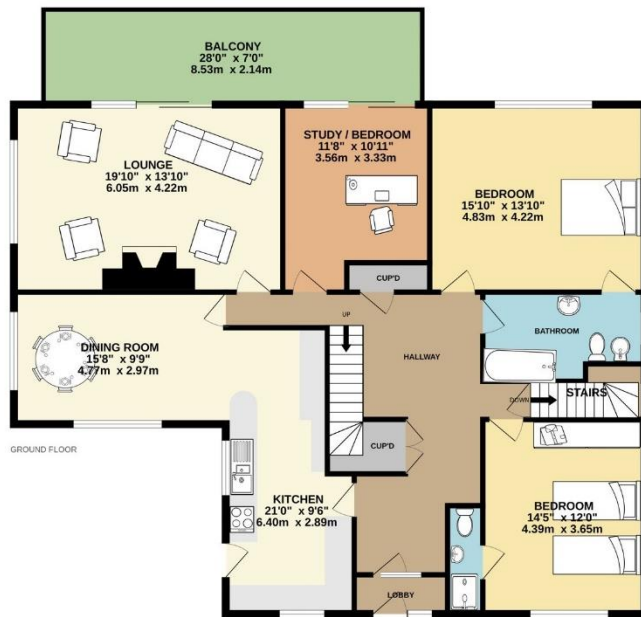
**Tenure:** Freehold – no onward chain.

**Post Code:** YO22 5HD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	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.*



Measurements are approximate.  
 Illustrative purposes only  
 Made with Metropix ©2024  
 Not to scale.





# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

