



5 VALLEY VIEW, ESK HALL, SLEIGHTS

Whitby 3 miles approximately



A MODERN, 2 BEDROOM, DORMER BUNGALOW BUILT IN THE GROUNDS OF THIS FORMER COUNTRY HOUSE, COMMANDING SPLENDID VIEWS ACROSS AND UP THE ESK VALLEY. LIMITED TO THE OVER 55's AND INDEPENDENT OF THE NURSING HOME NOW BASED IN THE MAIN HOUSE, THIS IS A LOVELY CHOICE ON THE EDGE OF THE VILLAGE.

Accommodation:

Kitchen, Dining Room, Inner Hallway, Sitting Room, Double Bedroom with En-Suite Bathroom, WC Cloakroom and Store. 1st Floor: Double Bedroom & Shower Room.
Gardens front and rear. Parking Space and Terrace

PARTICULARS OF SALE

Valley View Cottages are specifically designed to provide luxury accommodation for the over 55's, set in the grounds of the beautiful Esk Hall, close to the centre of the ever-popular village of Sleights. The property has been upgraded on the original specification with uPVC double glazing fitted throughout



A connecting door opens through into a ground floor double bedroom with further views over the valley. Off the bedroom, a further door opens to an en-suite bathroom with a freestanding bath, separate shower cubicle over as well as the WC, washbasin and heated towel rail.

Ground Floor

The cottage has a fully fitted kitchen with integrated AEG appliances and granite worktops. There is a separate dining room with a bay window to the front looking out to Esk Hall. Off the hall is a guest cloakroom/WC and a large walk-in store cupboard.



First Floor

On the first floor lies a larger double bedroom with its own shower room fully fitted with WC, washbasin and shower cubicle. There is also a large under eaves storage cupboard.

The cottage benefits from gas central heating throughout and is double glazed.

At the end of the hall is the sitting room with French doors to the rear garden and views over the Esk valley including the iconic North York Moors steam railway line.





Externally

Outside to the rear is a small garden with terrace area and lawn offering the best valley views. To the front is a small garden and allocated parking space. There is additional parking available.

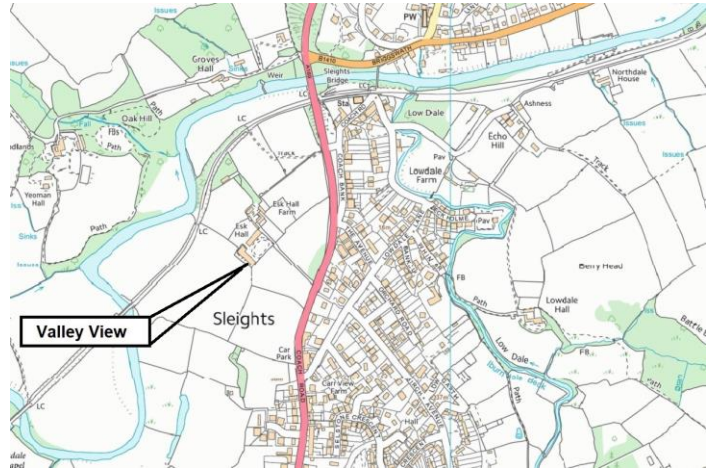
GENERAL REMARKS AND STIPULATIONS

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.

Tenure: It is understood that the property is held on a Leasehold basis set up on 1st March 2008 for a period of 999 years. The property is restricted to occupants aged over 55 years old only. A service charge will be payable covering communal maintenance to grounds, track and lighting. This was £1082.16 for 2024.



Services: The property is understood to be connected to mains water, gas and electricity with drainage to a septic tank, the maintenance of which is covered under the service charge. The property has a gas central heating system with a recently fitted Worcester 'combi' style boiler concealed amongst the kitchen cabinets.



Directions: Sleights lies in the Esk Valley about 3 miles to the southwest of Whitby, at the edge of the North York Moors National Park. The property lies within the grounds of Esk Hall, clearly marked off the west side of the A169 Coach Road running through the village. See location plan.

What3words: hoping.everyone.formation

Council Tax Banding: The property is band D for council tax.. North Yorkshire Council - Tel 01723 232323.

Post Code: YO22 5EG

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69	C		
55-68	D		58 D
39-54	E		
21-38	F		
1-20	G	7 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.





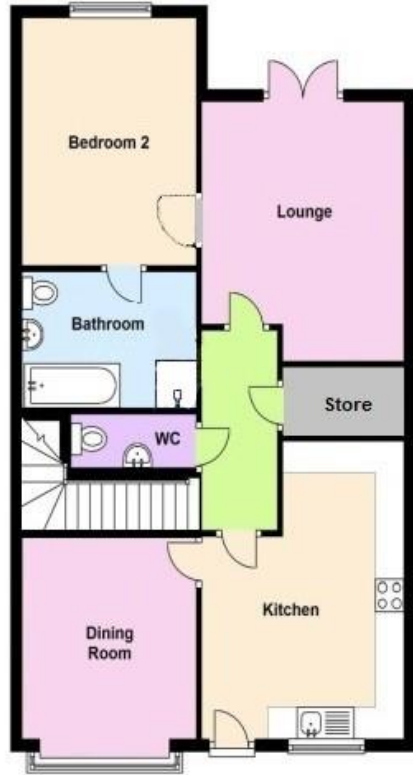
RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

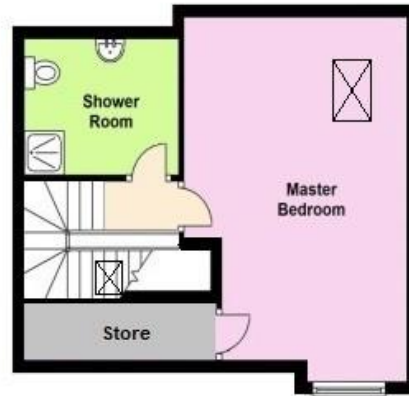
Estate Agents



Ground Floor

Room Sizes

Kitchen	14'8 x 11'8
Dining Room	12'2 x 10'0
Sitting Room	13'5 x 10'6
Bathroom	11' x 7'0
GF Bedroom	12'7 x 11
Master Bedroom	17'8 x 12'0



First Floor

