



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

AMAROO, 28 CARR HILL LANE, SLEIGHTS

Whitby Town Centre approx. 2 miles



A LOVELY 4 BEDROOM FAMILY HOUSE SET IN ONE OF THE AREA'S MOST EXCLUSIVE LOCATIONS, CONVENIENT FOR TOWN, THE MOORS AND THE COAST. A MODERN STONE-BUILT PROPERTY, THIS HOUSE IS FILLED WITH QUALITY AND ENJOYS DRAMATIC LANDSCAPED GARDENS WITH A HUGE SUN DECK AND A STREAM.

Ground Floor: Entrance Hallway, Lounge, WC Cloakroom, Dining Kitchen, Double Garage / Utility.
1st Floor: Landing, Master Bedroom with En-Suite Shower Room, Double Bedroom, Twin Bedroom, Single Bedroom and House Bathroom. Outside: Landscaped Gardens. Driveway Parking.

Offers in the Region Of: £495,000

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PARTICULARS OF SALE

Amaroo is a modern stone-built family home set in one of the modest well-regarded areas near to Whitby. Situated on Carr Hill Lane within the Briggswath area of Sleights, the property lies on a south facing slope in the lower Esk Valley, just outside the National Park but handy for both the town, the moors and the nearby coastline.

The property has been fitted to a high standard and is a real touch of quality with lovely internal finishes as well as a heavily landscaped garden.

From the front, a half-glazed entrance door opens into a wide hallway with stairs rising to the first floor, doors to the kitchen, WC Cloakroom and double doors opening into....



Lounge – With a broad window to the front plus a smaller window to the side and a glazed door and screen opening out onto the sun deck, the lounge is light and airy. Laminate floors and a contemporary inset fireplace finish the room.

WC Cloakroom – a spacious cloakroom with a modern suite and a deep storage cupboard.



Dining Kitchen – Lying in the centre of the house the kitchen has a tiled floor with underfloor heating and opens with a wide arch onto the dining room. The kitchen area faces to the rear and has an extensive range of units with space for a range style oven with hood over, an automatic dishwasher and a fridge freezer. The dining room has a glazed door and window opening to front and has a dresser unit to match the kitchen.



A door from the kitchen connects into the Garage / Utility – A double garage housing the gas central heating boiler with an extra selection of kitchen units for storage and a second sink plus room for a washer and dryer. The twin garage doors face onto the driveway and 2 windows and a half-glazed door face to the rear and side respectively.

1st Floor

The staircase rises from the entrance hallway to a landing running through the centre of the house with a hatch to the loft void and doors opening to ...



Master Bedroom Suite – comprising a spacious double bedroom with an extensive range of fitted wardrobes and cupboards, plus a connecting archway opening into a luxury shower room with modern white fittings.





The house bathroom has been recently refitted and has a bath with shower over, a WC and a basin set in a vanity unit.

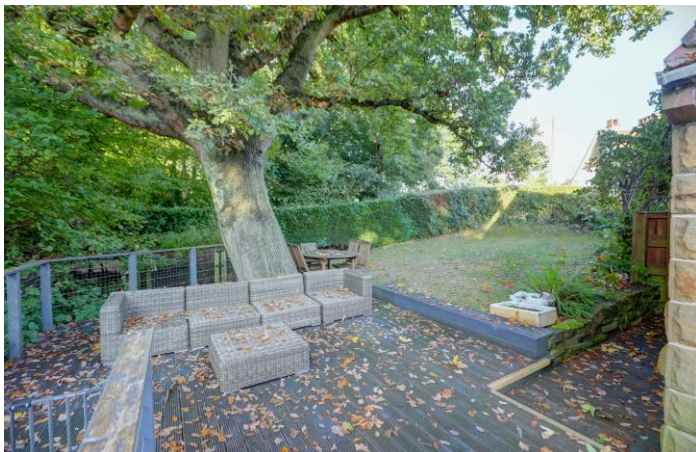
There is also a second double room to the front, a twin room with a Velux and a window to the side, plus a single room facing to the rear.

Outside

To the front, the property has a gravelled forecourt garden area bounded by a wall, with a pergola around the entrance door. There is a slate finished driveway leading up to the twin garage doors and paths run to either side.



A huge raised wooden deck runs across the back of the house expanding to a large sitting and dining area under a mature oak tree. From here a lawn runs down the side of the house back towards the road and steps descend to the lower area of the garden where there is more seating, a shed and a small stream crossed by a brick bridge with steps up to Brook Park.



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 this property.

Services: The house is connected to metered mains water, electricity, gas and drainage. The property has a gas fuelled central heating.



Directions: From Whitby head south towards Pickering and York on the A169. As you leave the roundabout from the A171 onto the A169 and start to descend towards Sleights village, take the first road to your left – Carr Hill Lane – and you will find Amaroo (No.28), on your right hand side after a few hundred yards, just after the opening into Brook Park.

Council Tax: Band 'F'
Approx £3,298 for 2024-5.
North Yorkshire Council.
Tel 01723 232323

Post Code: YO21 1RS

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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.





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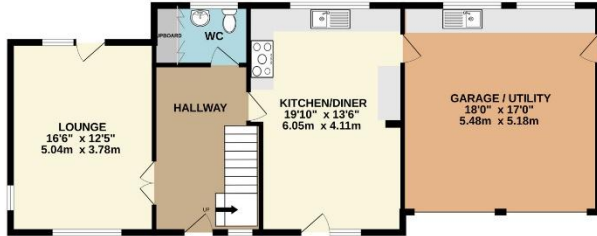
Chartered Surveyors

Auctioneers

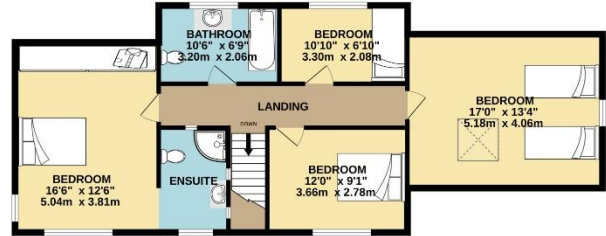
Valuers

Estate Agents

GROUND FLOOR
940 sq.ft. (87.3 sq.m.) approx.



1ST FLOOR
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA: 1802 sq.ft. (167.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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