



# RICHARDSON & SMITH

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## 31 HERMITAGE WAY, ESKDALESIDE, SLEIGHTS

*Whitby 4½ miles*

*Grosmont 2½ miles*



**A BEAUTIFULLY PRESENTED, 2 BEDROOM, DETACHED BUNGALOW SET IN THIS POPULAR DEVELOPMENT ON THE EDGE OF THE VILLAGE, WITH LONG VIEWS OVER THE ESK VALLEY AND ATTRACTIVE LANDSCAPED GARDENS.**

Lobby, Lounge, Hallway, Dining Kitchen, 2 Double Bedrooms, Conservatory and Shower Room.  
Garden with Patio, Summerhouse and Shed. Single Garage and Driveway Parking.

**OFFERS ON: £285,000**



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### **PARTICULARS OF SALE**

Built around 1980, 31 Hermitage Way is a relatively modern detached bungalow, constructed of mock stone under a pantile roof, located in a quiet cul-de-sac on the edge of the village.

Situated in an elevated position above the road, this property has good views across and up the Esk Valley. There are 2 good bedrooms, a bathroom, a living room and a kitchen which is big enough to also dine in. Outside there are attractive gardens and a detached garage as well as plenty of driveway parking.

The property appears well maintained and modernised with uPVC double glazing and combi gas central heating as well as a gas fire in the lounge.

Approached from the driveway, a short flight of steps on the front of the building lead up to an entrance door opening into:

**Entrance Lobby:** with glazed inner door to:



**Lounge:** with a gas fire with quartz hearth and surround and painted wooden mantel. Windows to front and side giving views over the surrounding properties and across the valley. Connecting door to ...

**Inner Hall:** with a hatch and fold-down ladder up to the loft space and doors to ...

**Breakfast Kitchen:** with a simple range of laminate kitchen units under laminate worktops. Stainless steel sink unit, Integral oven and hob, fridge and freezer. A door and 2 windows to the side plus a further window to the front. Space for a dining table. Wall mounted Glow Worm gas central heating boiler.



**Shower Room:** Fitted with laminate wet-walling and a modern white suite comprising a level access shower cubicle with a bar mixer thermostatic shower fitment, a low flush WC and pedestal washbasin. Window to the side.



**Bedroom 1:** A double bedroom facing to the rear of the property with glazed double doors opening into:



**Conservatory:** A uPVC double-glazed conservatory with a polycarbonate roof and door opening into the rear garden.



**Bedroom 2:** a smaller bedroom with a window to the rear.



**Loft:** With a fold-down wooden ladder, the loft is part boarded with a light.

**Externally**

At the side of the bungalow there is a long block paved driveway leading up the garage (17'7 x 9'0) - a detached single garage with power connected, built similarly to the house, with a window to the rear and a remote-control roller shutter garage door.



At the front of the house is a lawned garden with a thick beech hedge. The rear garden is terraced with paved patio area and a lawn. Within the garden there is a timber summerhouse and an aluminium framed greenhouse.



**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.

**Directions:** From Whitby head towards Pickering and York on the A169. As you reach Sleights, drive up through the village and turn right at the Church onto Eskdaleside. Drive along and just as you reach the edge of the village you will see Hermitage Way on your left. Drive into the development and take the cul-de-sac on your left and you will find No.31 on your right hand side, marked by the Richardson and Smith 'For Sale' board. See also location plan.

**Services:** The property is understood to be connected to mains water, gas, electricity and drainage. Heating and hot water are provided by the Glowworm combi boiler positioned in the kitchen.

**Council Tax:** Band 'D' approx. £2,283 for 2024-25. North Yorkshire Council. Tel 01723 232323.

**Tenure:** Freehold

**Post Code:** YO22 5HG

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	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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