



RICHARDSON & SMITH

Chartered Surveyors

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THE HAVEN, 48 IBURNDALE LANE, SLEIGHTS

Whitby Town Centre approx. 3 miles



A 3-4 BEDROOM, SEMI-DETACHED HOUSE POSITIONED ON THE EDGE OF THIS POPULAR VILLAGE, OVERLOOKING THE BEAUTIFUL NATIONAL PARK COUNTRYSIDE. THE FLEXIBLE ACCOMMODATION INCLUDES A LOWER GROUND FLOOR SUITE SUITABLE FOR A VARIETY OF PURPOSES. DRIVEWAY PARKING AND A LARGE GARDEN

Accommodation:

Entrance Hallway, Lounge, Dining Kitchen, Side Conservatory Porch. Landing, 2 Double Bedrooms, Single Bedroom/Study and Bathroom. Lower Ground Floor: Studio/Double Bedroom with En-suite Shower Room. Large Rear Garden, Driveway Parking, Patio & Undercroft Store.

Guide Price: £375,000

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PARTICULARS OF SALE

Built on a sloping site, the property is deceptively large with a lower ground floor that is not immediately apparent from the front. The property has uPVC double glazing with most of the windows in the original sash format, plus gas central heating and smart modern bathrooms and kitchen fittings. The property makes an attractive family home with the lower ground floor being ideal as a studio, guest suite or home office. The property is currently used as a permanent residence, but could equally suit second home or holiday letting purposes.

The property lies on the edge of the village and faces over open fields to the rear, giving the house stunning views over the countryside of the National Park. There is a large driveway for parking and a large garden with fruit trees to the rear. The location is handy for the moors, town and coast, with many amenities available in the village.

Approached from the driveway, a part glazed UPVC entrance door opens into...

Entrance Hallway: The entrance hallway has the staircase to the first floor and has luxury vinyl tiling in a herringbone pattern which continues throughout the ground floor rooms. Inset spot lighting. From the hallway a wide archway opens into the Dining Kitchen and a panelled door opens into ...



Lounge: The sitting room has a wide square bay window to the front aspect but the focal point of the room is an open fireplace with a 5kW 'Eco' log burning stove by Town & Country stoves of Pickering.



Dining Kitchen: The open plan room has a range of units with solid oak worktops and equipment including a ceramic 'Belfast' style sink, Bosch electric fan oven, stainless steel gas hob with concealed cooker hood and refrigerator. The kitchen area has a window facing to the rear and the dining area has a twin sash window, both giving fabulous views over the fields behind. The dining area is dominated by a fireplace with another Town & Country multi-fuel stove. A door opens to an understairs storage cupboard with a window to the side, housing the washing machine and a freezer, and a part glazed door opens to



Side Porch / Conservatory: A uPVC double glazed porch on the side of the house with a glazed door to the front and double doors opening onto a small balcony to the rear with a glass rail. Black and red ornate quarry tiled floor.

First Floor

The staircase rises from the entrance hallway to the galleried first floor landing with a window to the side giving views over the valley up towards Ugglebarnby. A hatch gives access to the loft void and stripped pine paneled doors open to ...

Bedroom 1: The master bedroom has a window to the rear aspect giving fabulous views over the surround National Park countryside. The bedroom has retained an original cast iron bedroom feature fireplace with a tiled hearth.



Bedroom 2: The second bedroom has a window to the front aspect. This room has also retained a feature cast iron fireplace.

Bedroom 3 / Study: The third bedroom is a small single with a window to the front currently used as a home office.



Bathroom: Having a modern white four piece suite comprising a double ended bath with mixer taps, a shower cubicle with thermostatic fitment, wash hand basin set in vanity and WC. Chrome ladder towel rail and tiled floor with underfloor heating.

Lower Ground Floor

From the path across the rear of the house, glazed double doors open directly into...



Studio / Bedroom 4: A flexible room the proportions of a good-sized double bedroom with a fabulous view onto the garden. A built-in cupboard houses the Baxi gas central heating boiler and a connecting door opens to an **En Suite Shower Room:** Having a modern white suite comprising a glazed shower cubicle with thermostatic bar mixer shower fitment, wash hand basin and low flush WC. Chrome towel rail, tiled floor and a double-glazed window to the rear.

Outside

To the front of the property is a wide gravelled driveway suitable for parking a number of vehicles. To the side steel gates open to stone steps which both lead up to the side porch and down to gravelled seating area overlooking the rear garden and surrounding countryside. These steps continue down to a side door which opens to an undercroft storage area with light and power which offers storage and a small work area with a bench and storage shelving.

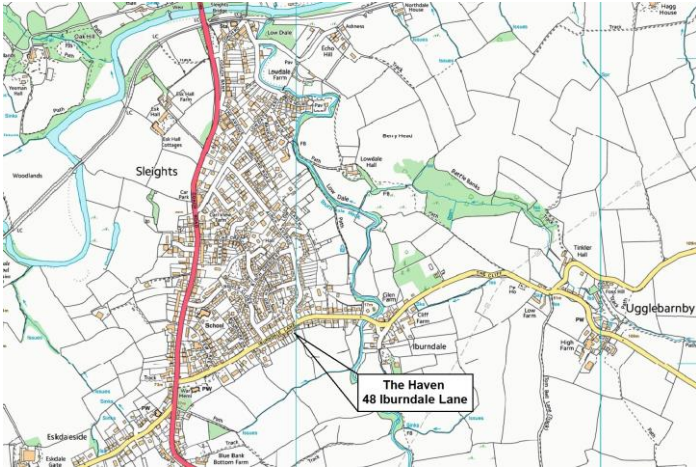
The main garden lies to the rear of the house and has a lovely open aspect over the fields beyond to the rear. The section nearest to the house has been terraced and has a level lawn with a stone paved path running along the rear of the house giving access to the doors to the lower ground floor. The larger part of

the garden slopes gently and is also lawned with a number of fruit trees and a shrubbery.



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.



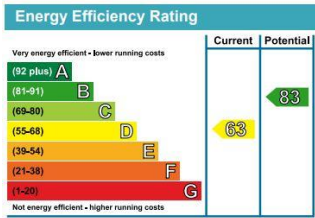
Directions: From Whitby head towards Pickering on the A169 moor road, turning left in Sleights at the church towards Iburndale. No.48 lies on your right hand side, roughly halfway down the bank where marked by the Richardson and Smith 'For Sale' board. See also location plan.

Planning Authority: The North York Moors National Park. Tel: 01439 770 657

Council Tax: Band 'C' approx. £2,029 payable for 2024-25. North Yorkshire Council. Tel: 01723 232323.

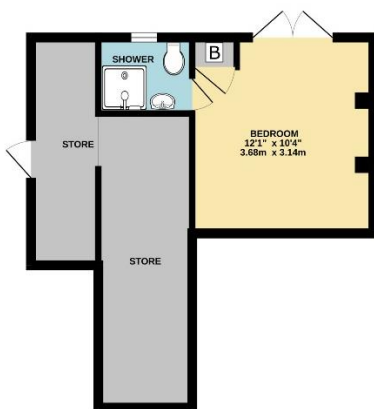
Services: Mains water, gas, electricity and drainage. Gas central heating with a Baxi boiler.

Post Code: YO22 5DP





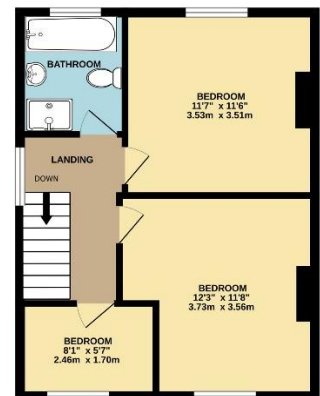
LOWER GROUND



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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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.