



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

4 LOWDALE COURT SLEIGHTS, WHITBY

Whitby 3 miles

Guisborough 19 miles

Scarborough 18 miles



A SPACIOUS 2 BEDROOM STONE FRONTED DETACHED BUNGALOW WHICH HAS BEEN BEAUTIFULLY MODERNIZED WITH A STUNNING KITCHEN EXTENSION AND IS SITUATED ON A QUIET CUL-DE-SAC WITHIN EASY WALKING DISTANCE OF LOCAL SHOPS AND BUS ROUTES.

THE PROPERTY ENJOYS A QUIET LOCATION AWAY FROM THE MAIN ROAD AS WELL AS SOME WONDERFUL LONG VIEWS OVER THE SURROUNDING COUNTRYSIDE.

Accommodation:

Ground Floor: Hallway, Lounge, Kitchen Breakfast Room,
Bathroom, 2 Double Bedrooms.

Outside: Large Gardens to Front & Rear. Attached Garage & Separate Parking.

Guide Price: £475,000

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

An attractive Garbutt-built detached bungalow situated at the end of this very highly regarded cul-de-sac within the popular village of Sleights. The property enjoys a particularly generous site which is only a short walk to the centre of the village being close to shops and the local bus route.

The bungalow offers very well laid out spacious accommodation which has been beautifully modernised by the vendor, works including being completely rewired, re-plumbed with a dual zone heating system, new boiler, re-plastering and new windows and doors. A stunning kitchen breakfast room has been made by extending the old kitchen, nearly trebling its overall footprint, to make a wonderful light and airy room whilst the lounge and two double bedrooms are all of lovely proportions.

The gardens surround the house and again the vendors have created a lovely landscaped patio area which is ideal to sit out and enjoy the sun and views. The remaining gardens are planted with mature shrubs and flower beds.

In addition to this there is a large attached garage and driveway as well as two additional parking spaces.

The front garden path leads down to the:

Entrance Hall: With access through an attractive composite door and having modern wood doors off all rooms.



Lounge: A well-proportioned reception room with windows to 2 aspects and a focal multi-fuel stove. There are doors to both hallway and the kitchen breakfast room.

Kitchen Breakfast Room: The kitchen has been extended to the rear to create a stunning room with kitchen, dining and seating areas.



The kitchen area has a range of modern painted base and wall units fitted by local firm 3Ways, with quartz marble effect working surfaces, and matching splash-backs. Integral to the units are a 5 ring induction hob with stainless steel extractor over, fridge freezer, oven and automatic washer.

Central to the room is a large contrasting island unit with breakfast bar, contemporary sink unit and storage cupboards beneath. Whilst a dishwasher is not fitted a unit and services have been included which could house the appliance.



Dining Area and Living Area: With large full height windows this is a light and airy room ideal for modern living with access to the lounge and garden.



Bathroom: A generous room in a modern contemporary style with bath, hand basin, w.c and separate shower cubicle. There is tiling to the walls and a stylish modern radiator.



Bedroom: A large double bedroom with window to the front and side. There is range of fitted wardrobes to one wall.



Bedroom: Again a double bedroom, with window to rear, with 2 sets of built in wardrobes, again by 3Ways, offering multiple storage options.



Outside

The front of the property has been landscaped with generous areas of herbaceous borders, parking spaces for 2 cars and a separate tarmac driveway leading down to the...

Attached Garage: 18'2 x 10'2 Having an up and over door, with light, power and water connected. There is plumbing for an automatic washing machine and the gas central heating boiler is situated here.

The generous gardens extend around the house where a beautiful patio, pegola and seating area has been created.



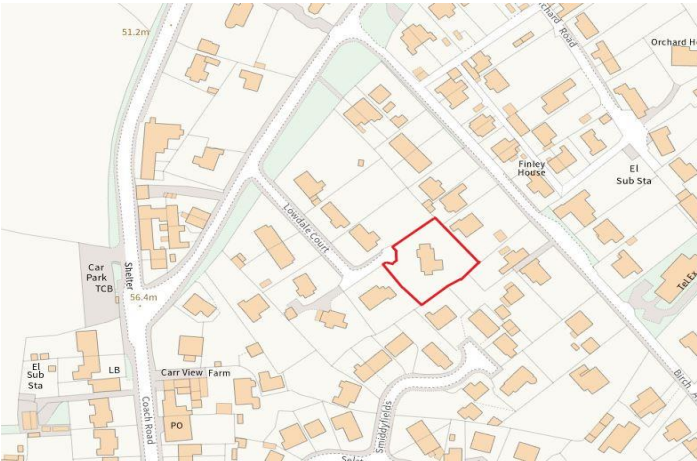
Beyond here the rear garden is again landscaped, being of generous proportions, with mature shrubs and bushes, gravelled pathways, raised vegetable beds, greenhouse, shed and several seating areas.

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.

Services: The house is connected to mains water, electricity, gas and drainage. The property has a gas fuelled combi boiler located in the garage. The solar panels are owned by the vendors and feed into the grid.

Directions: Take the A171 Guisborough Road turning left onto the A169 Pickering road and travel onto Sleights. On entering the village over the bridge, take 3rd left turn down Lowdale Lane, with Lowdale Court the first turning on the right. The property is at the end of the cul-de-sac on the left down the slope.



Tenure: Freehold.

Council Tax Banding: Band 'D'. North Yorkshire Council.
Tel 0300 1312131.

Post Code: YO22 5BX

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

