



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

11 IBURNDALE LANE, SLEIGHTS

Whitby approx. 3 miles



A DETACHED 3 BEDROOM DORMER BUNGALOW ON THE EDGE OF THIS POPULAR ESK VALLEY VILLAGE. WELL PRESENTED AND MAINTAINED WITH VIEWS OVER THE VALLEY, A GENEROUS PLOT AND A DETACHED GARAGE WITH DRIVEWAY, THIS PROPERTY IS OFFERED WITH VACANT POSSESSION AND NO UPWARD CHAIN. GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING.

Accommodation:

Hallway, Through Lounge Dining Room, Kitchen, Office, W.C, Conservatory.

1st Floor: 2 Double Bedrooms, Single Bedroom, Shower Room.

Garden to front, side and rear. Garage & Driveway.

Offers On: £295,000

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

Built in the late 1980s, this house is a detached bungalow offering 3 bedroom accommodation with particularly spacious living accommodation including a wraparound conservatory enjoying views over the village to Lowdale with even Whitby's famous Abbey in the far distance.

The property stands in an elevated position on a generous garden plot which includes a long shared driveway and stone garage, which is accessed off Yew Tree Close.

The property is handily situated for the amenities Sleights has to offer with the Dr's surgery just across the road, the fish and chip restaurant, pub and shops as well as the local primary school all within walking distance. Whitby is just 3 miles away with public transport readily available whilst the village of Sleights is a great gateway to the surrounding North York Moors National Park and the Heritage Coast

Coming off the footpath down Iburndale Lane, steps lead down to the uPVC front door and into the...

Hallway – A central hallway running with built-in under-stairs cupboard and doors to all the rooms including ground floor W.C

Office/Snug: To the front of the house.

W.C



Through Lounge Diner: A well-proportioned light reception and dining room with focal gas fireplace within a wood surround with composite inlay. There are sliding doors off the dining room to the conservatory



Conservatory: Of uPVC construction with triplex roof and tiled floor, with double and single doors into the garden.



Kitchen: Having a suite of bespoke painted wood base units and wall cupboards with Beech worktops and tiled splashbacks. There is an integral double oven, gas hob and inset stainless steel sink unit whilst there is space for a fridge and plumbing for a dishwasher. The gas C.H boiler is situated here. There is a door from here into the rear porch which has plumbing for an automatic washing machine and gives access to the rear.



1st Floor

Landing

Bedroom: A large through double bedroom with windows to the front and rear. Built-in double wardrobe



Shower Room: With simple white suite comprising wash basin with vanity cupboard, WC and shower cubicle. There is fitted shelving and dormer window to the rear.

Bedroom: A single room to the rear

Bedroom: A double room with dormer window to the front.



Outside

Steps from Iburndale Lane lead to the front garden and the front of the property. This small gravelled area continues around the house to the side with the garden set to lawn and which slopes downwards to the fence. The rear garden is again set to lawn with planted borders, whilst there is small paved and gravelled area beyond. A side gate leads to the garage



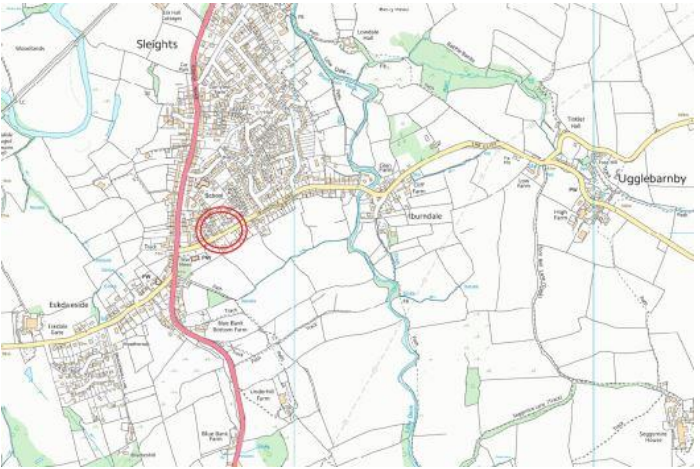
Access from off Yew Tree Close, a brick paved driveway leads to a stone semi- detached, **single garage** with up and over door, light and power connected and a work bench fitted

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.

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.



Directions: The property is a detached bungalow situated off Iburndale Lane, close to the south-eastern edge of Sleights village. Sleights lies in the lower Esk Valley, approximately 3 miles to the southwest of Whitby in North Yorkshire. No.11 lies on the left hand side, marked by the Richardson and Smith ‘For Sale’ board, just beyond the Dr’s Surgery. See also location & boundary plans.



Services: The cottage is connected to mains water, electricity, gas and drainage. The property has a Vaillant gas fuelled boiler located in the kitchen.

Tenure: Freehold

Council Tax Banding: Band ‘E’ approx. £2790 Per Annum. North Yorkshire Council. Tel 0300 1312131.

Post Code: YO22 5EL

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



RICHARDSON & SMITH

Chartered Surveyors

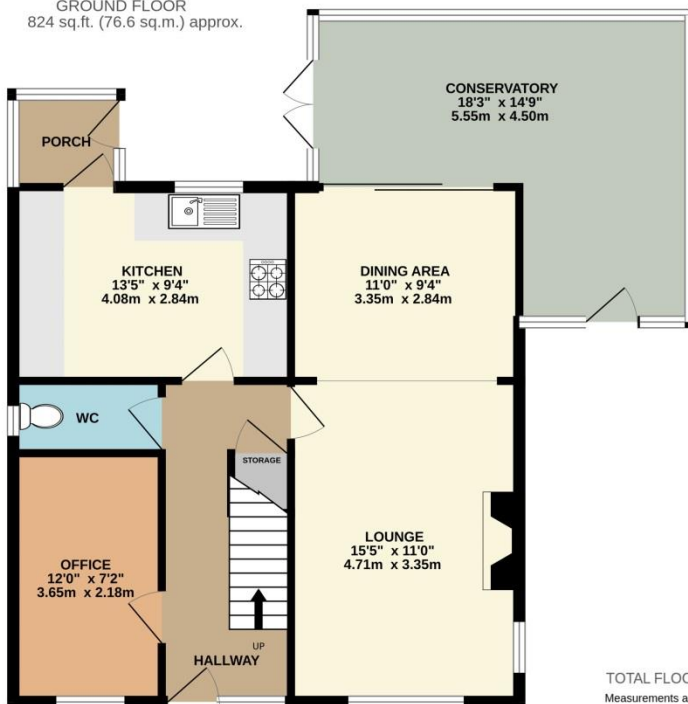
Auctioneers

Valuers

Estate Agents



GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1271 sq.ft. (118.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025