



# RICHARDSON & SMITH

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## BRIDGEDALE, 74 IBURNDALE LANE, SLEIGHTS

*Whitby 4 miles (Distance is approximate)*



**A 3-4 BEDROOM DETACHED DORMER BUNGALOW THAT HAS BEEN COMPREHENSIVELY UPGRADED AND REFURBISHED TO A VERY HIGH STANDARD WITH ALL NEW FIXTURES AND FITTINGS, DÉCOR AND FLOOR COVERINGS. SET ON THE EDGE OF THE VILLAGE, OVERLOOKING OPEN FIELDS, THIS FABULOUS PROPERTY SHOULD BE ON YOUR SHORTLIST.**

Accommodation:

Hallway, Lounge, Kitchen, Conservatory, Master Bedroom, Bathroom, Dining Room / Double Bedroom.

1<sup>st</sup> Floor: Landing, 2 Double Bedrooms, Shower Room, Eaves Storage.

Front, Side and Rear Gardens including Patio Area. Single Garage and Driveway Parking.

**Guide Price: £400,000**

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**

Bridgedale has been superbly modernised over the past few years, with a full loft conversion to now provide spacious 3-4 bedroom accommodation with 1-2 reception rooms, 2 bath./shower rooms and a wide entrance hallway, plus a modern breakfast kitchen and double-glazed conservatory.

From the sheltered doorstep, a half-glazed door opens into:

**Entrance Hallway:** with a contemporary oak staircase to the first floor, the wide hallway runs through the centre of the house and is like a room itself. From here oak doors open to the ground floor bedroom and bathroom and half glazed doors open to...



**Lounge:** The lounge has a broad window to the front and a fireplace with a new log burning stove set on a granite hearth under a heavy oak mantel.



**Kitchen:** With a new, grey, shaker style kitchen with laminate worktops the kitchen has a sink, an integrated oven, hob and cooker hood and there is room for other appliances as well as for a table and chairs, however it would be simple to knock through to the dining room behind, if desired.

A half-glazed door connects through to ...



**Conservatory:** A good-sized room, with low brick walls and uPVC double-glazed framing under a polycarbonate roof. There are doors opening to the front and rear, into the gardens.

**Dining Room / Bedroom 4:** A double bedroom sized room with a broad window overlooking the rear garden.

**House Bathroom:** Fitted with a modern white suite comprising a double ended bath, a separate large shower cubicle, low flush WC and basin set in a vanity unit. Illuminated bathroom mirror. Dual fuel tower radiator and under tile heating



**Bedroom 1:** A large double bedroom with a broad window to the rear.

### **1st Floor**

The beautiful oak staircase has a rooflight over and rises from the entrance hallway to a landing where a hatch opens to an eaves storage area and oak internal doors open to ...

**Bedroom 2:** A huge double bedroom with a window to the rear looking out onto the National Park countryside with woods and open fields. A Velux rooflight faces to the front and a hatch gives access to eaves storage at the front.



**Bedroom 3:** A smaller bedroom with a Velux rooflight to the front and double-glazed window to the side. A hatch gives access to the eaves and a small built-in cupboard houses the new gas combi boiler.

**Shower Room:** Fitted with a modern white suite comprising a large shower cubicle, low flush WC and basin set in a vanity unit. Chrome heated towel rail and recessed store cupboard.



### Outside

Adjoining the west side of the house is a single garage with a remote-control roller shutter door and a window to the side plus a door out to the rear garden. The garage is brick built with a fibreglass roof and has a concrete driveway providing off-street parking.

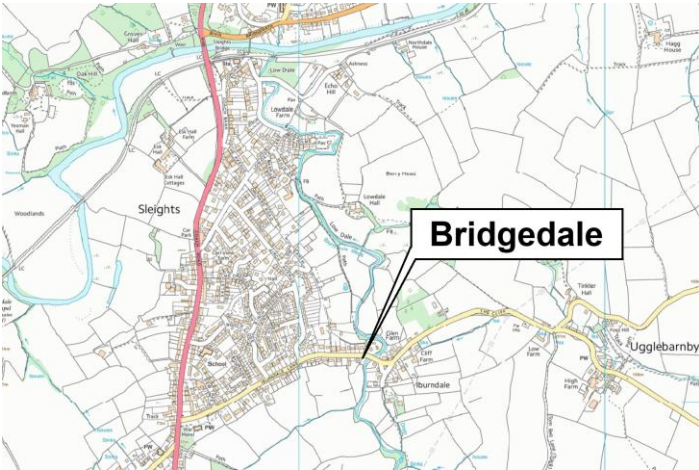


The garden itself runs across the front of the house, to the side and rear and is mainly grassed bounded by a secure wooden fence. There is a paved patio on the east side of the house, readily accessible from the conservatory.

### 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:** property is connected to mains water, gas and electricity supplies, and to mains sewerage. The property has a gas combination style central heating boiler located in a cupboard off bedroom 3, plus a log burning stove in the lounge.



**Directions:** From our offices, travel to the village of Sleights along the A169. Travel through the village, taking the left turn by the church onto Iburndale Lane. The property lies at the bottom of the hill on the right hand-side where marked by the Richardson and Smith 'For Sale' board. See also location plan.

**Council Tax:** The property is band 'D' with approx. £2,418 payable for 2025-6. North Yorkshire Council. Tel 01723 232323. As the property has been recently improved, it may be re-assessed for council tax after a sale.

**Planning:** North York Moors National Park. Tel 01439 770657.

**Post Code:** YO22 5DP

**Tenure:** Freehold.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	83 B
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.*



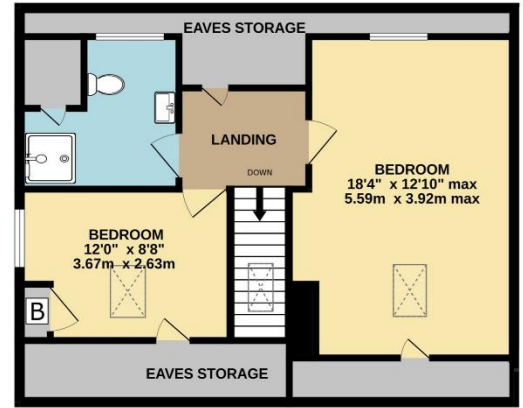
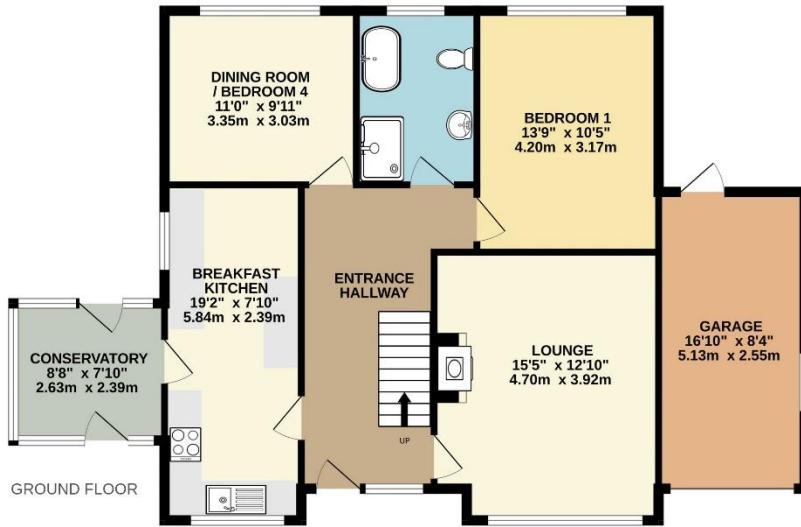
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Measurements are approximate. Not to scale. Illustrative purposes only  
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