

74 IBURNDALE LANE

**SLEIGHTS, WHITBY,
YO22 5DP**



Guide Price £425,000

The Details...

Hendersons Introduce to you 74 Iburndale Lane...

This Dormer Bungalow has been beautifully renovated by its current owners to a super standard and offers well-proportioned accommodation over two floors within the desirable Hamlet of Iburndale, Sleights.

Upon entering, the spacious hallway is light and airy, the bespoke Oak staircase compliments the space well and it is from here you can access the Lounge, Kitchen/Dining Room, Sunroom, two double bedrooms and stylish bathroom. This layout offers excellent accessibility to all.

The generous Lounge features a cast iron multi fuel stove, and the large window allows for lots of natural light to flood the room. The Kitchen/Diner is well thought out and offers stylish Grey cabinetry with plenty of cupboard space as well as an integrated electric oven with ceramic hob. Access to the Sunroom is found just off the kitchen via an Oak stable door, this room adds a lovely aspect enjoying views out on to the garden and surrounding woodland.

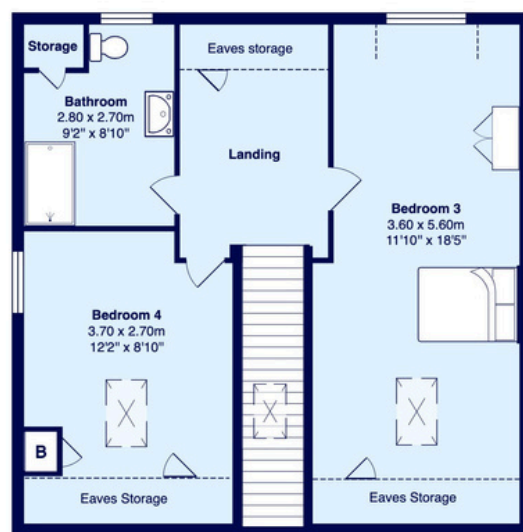
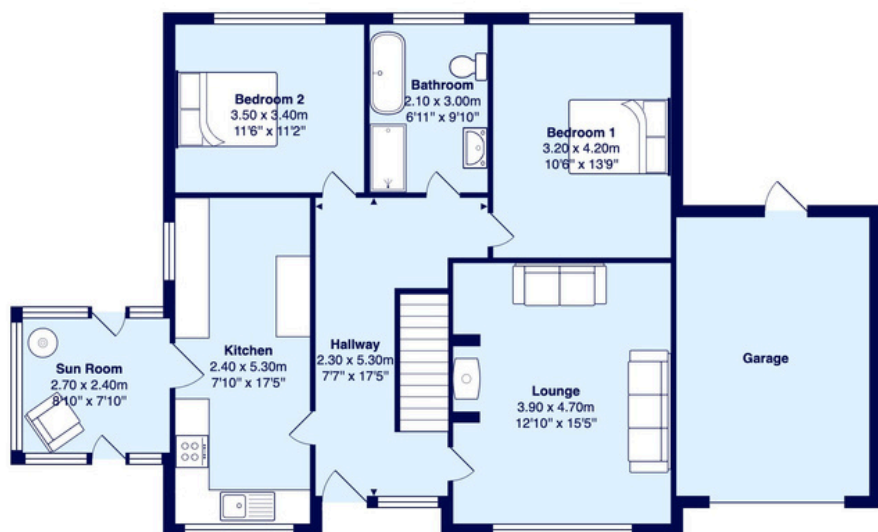
The two double bedrooms offer neutral decor are newly carpeted and have views on to the lovely rear garden. The ground floor bathroom with underfloor heating, comprises, freestanding bath, large walk-in shower, wash basin with vanity drawers and touch light mirror and W.C. The pale green metro tiling is a stylish addition.

To the first floor there are a further two double bedrooms, both with under eaves storage and again with contemporary decor and newly carpeted. The primary Double here offering stunning picturesque views from the Dormer window out to the Esk Valley hills. There is also another well-proportioned bathroom to this floor comprising, large corner shower, sink with vanity unit and W.C.

Externally there is a driveway with garage which has a newly fitted electric roller door. There is a pretty cottage style garden to the front and a garden laid to lawn to the rear with raised flowerbed and patio area, ideal for sitting out during the warmer months and enjoying the tranquil setting of this truly lovely home. This property would be suited to many buyers such as a family, retired couple, or multi-generational living alike.

With quality finishes throughout, this property is heated via Gas central heating on a Combi-boiler and double glazed throughout. Insulated to a high standard it has recently undergone new cavity wall insulation.

Call a friendly member of the team at Hendersons today to book your viewing appointment.



All measurements are approximate and for display purposes only
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Useful Information

- Tenure: Freehold
- Council Tax Band: D
- EPC Rating C
- All mains services connected to the property

Gallery

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