



5 Coach Road, Sleights, YO22 5AA

Guide Price **£375,000**

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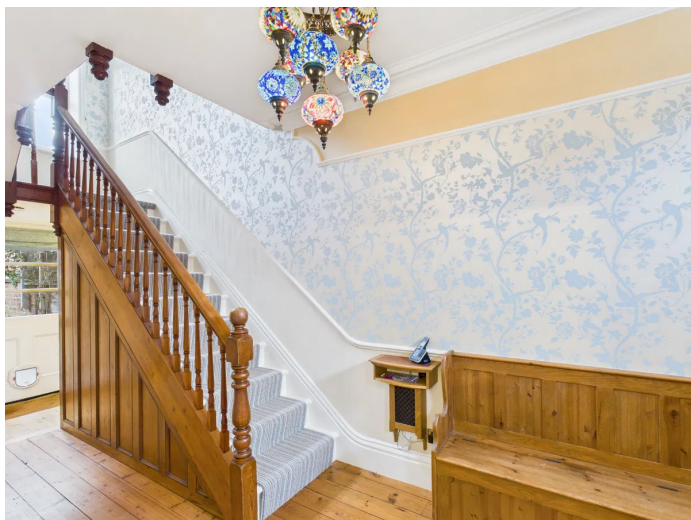
Upon stepping inside this delightful family home, you are instantly welcomed by its really homely feel and a sense of space. The hallway leads you firstly on to the wonderfully bright and stylish lounge, with stunning feature fireplace & bay window. The dining area makes for a lovely social space and connects conveniently to the kitchen via the arched opening. With bespoke Oak cabinetry and very thoughtfully designed, there is ample cupboard space and integrated appliances. Just off the kitchen you will find a utility room and the most smile inducing ground floor W.C. for added convenience.

To the first floor there are two double bedrooms each with period feature fireplaces and one with bespoke built in cupboards. The interiors are a delight and this is where the personality comes in - we think you'll agree. The house bathroom is traditional in style and fully tiled, it features corner shower, W.C. and washbasin. There are two further double bedrooms to the second floor with the added bonus of a second bathroom, with corner bath.

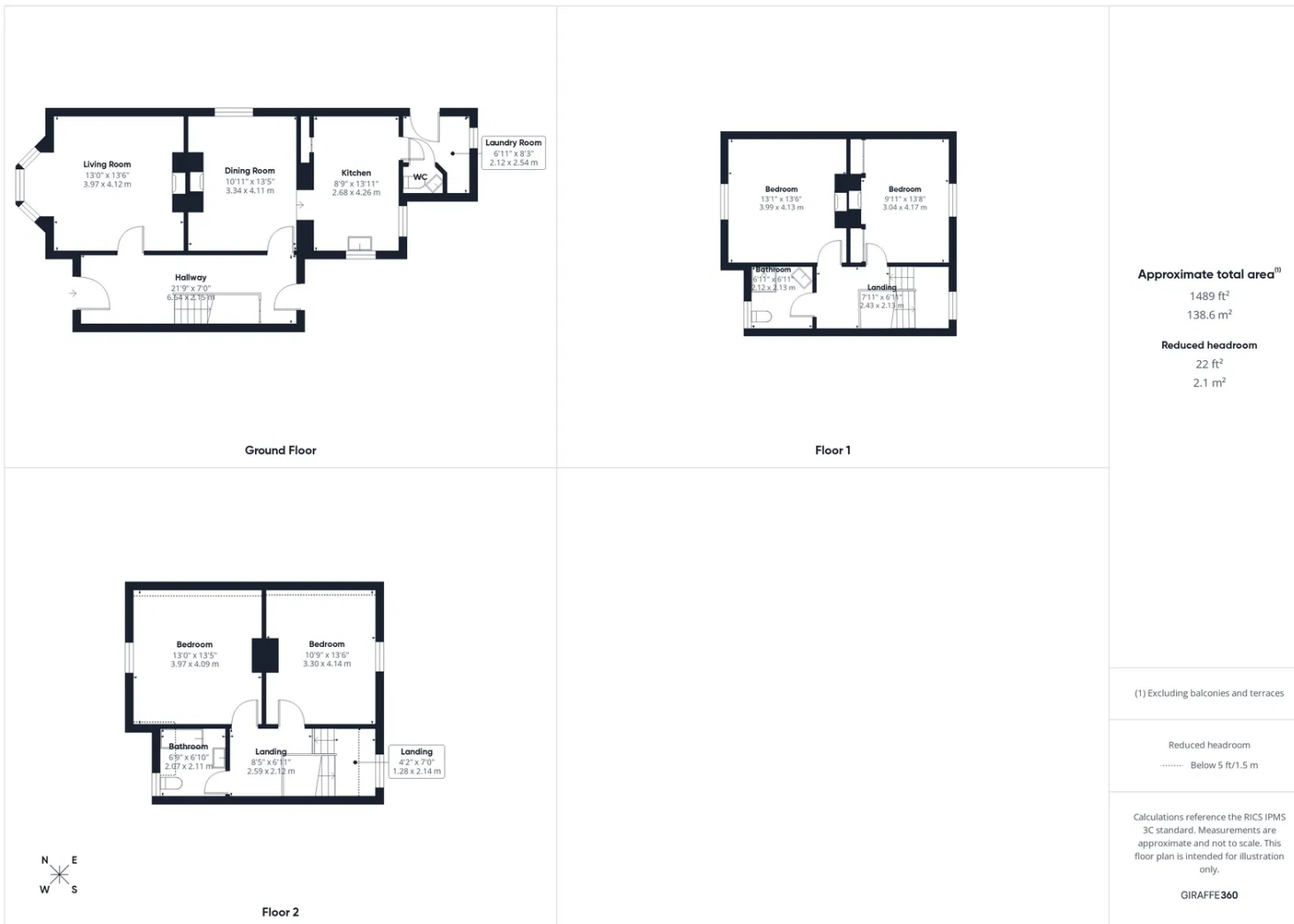
Externally the front garden is laid to lawn with mature planting and to the rear a low maintenance space awaits.

Council Tax Band: D

Tenure: Freehold







Approximate total areaⁿⁱ
1489 ft²
138.6 m²

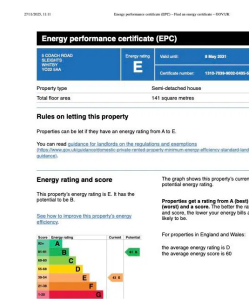
Reduced headroom
22 ft²
2.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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