



**181 Coach Road, Sleights, YO21**  
**Guide Price: £265,000**

**Hendersons.**  
Estate & Letting Agents





A stone-built cottage that sits on the edge of the North Yorkshire Village of Sleights. Having wonderful rural views that stretch for miles over the surrounding rolling countryside.

A charming, chain-free, stone-built cottage offering expansive rural views from the edge of Sleights. This delightful home blends traditional features with comfortable living, making it an ideal residence or investment opportunity.

Step inside to a welcoming entrance porch that leads into the bright and spacious lounge. Measuring over 19ft in width, this inviting space features beamed ceilings and a focal fireplace with a log burner, perfect for cosy evenings. Adjacent to the lounge, the kitchen/diner boasts a range of shaker-style units and a double-glazed door that perfectly frames the picturesque garden and countryside vistas beyond. Upstairs, three well-proportioned double bedrooms await, two of which benefit from convenient built-in storage. The family bathroom, complete with a classic white suite, includes a hand basin, WC, and a roll-top clawfoot bath with a shower overhead. The property is warmed by efficient via central heating.

Outside, the pretty rear garden offers a private sanctuary with stunning open views. There is paved area, some raised decking to make the most of those views, a lawned area, outbuilding, and a shed, all enclosed by wooden fences and stone walls.

To the front, a grass verge presents the potential for a pull-in parking space, subject to necessary permissions.

Nestled in the semi-rural village of Sleights, this cottage enjoys a peaceful setting while offering easy access to local amenities, including shops and schools. Excellent transport links are readily available, and the vibrant town of Whitby is just a short drive away.

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

















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Energy performance certificate (EPC) - End use energy certificate - 0091506

Energy performance certificate (EPC)			
181 Coach Road Leighton MK17 0EN	Energy rating <b>D</b>	Valid until:	13 February 2025
		Certificate number:	8084-1064-0252-3077-4898
Property type		end-terrace house	
Total floor area		84 square metres	

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/landlords>.

#### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D

the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/1000-0000-0000-0000-0000>

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## Hendersons Estate Agents

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# Hendersons.

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#### Disclaimer

These particulars are intended to give a fair and accurate description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. All descriptions, dimensions, references to condition, fixtures and fittings, services, council tax, tenure, or any other details are given in good faith but should not be relied upon as statements of fact. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein.