

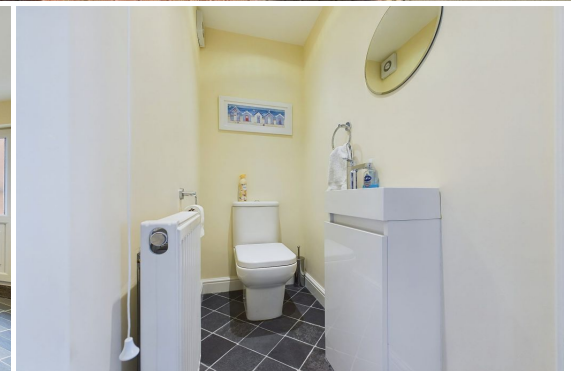


01947 601301



1 OLD SCHOOL GARDENS, SLEIGHTS

2 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached House with Patio & Parking
- Open Plan Living with Kitchen/Diner
- 2 Bedrooms, Bathroom & Downstairs WC
- Gas Central Heating, Solar-Panels & Double-Glazing Throughout
- Stone-Flagged Patios Front & Rear
- Off-Street Parking for 1 Vehicle
- Close to Village Amenities including Pub, Shop & GP Surgery

Type: **DETACHED HOUSE**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **1**
Parking: **DRIVEWAY**
Outside Space: **PATIO**
Tenure: **FREEHOLD**

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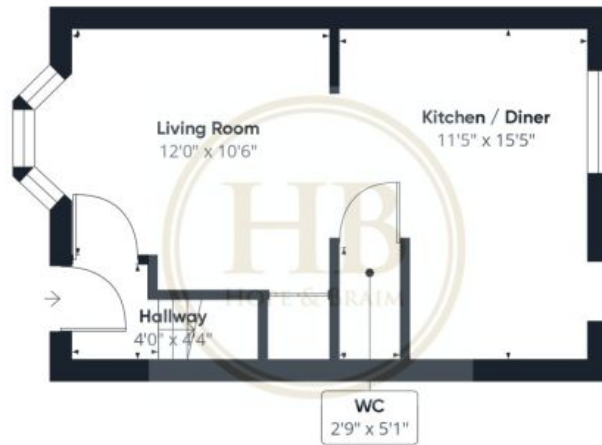
1 OLD SCHOOL GARDENS, SLEIGHTS - 2 bed Detached House - £225,000



Hope & Braim are delighted to present 1 Old School Gardens in Sleights to the market. This modern detached house with its patio garden and off-street parking is a key turn ready home that's ideally located for the village amenities and is on the edge of the NYMNP. Built in 2017 as part of a small development of five houses within the former grounds of the old village primary school, with No.1 being the only detached house. The layout of the accommodation suits modern family life with the downstairs being open plan living having a cosy lounge with a large bay window at the front, and a spacious kitchen/diner at the back of the property. The kitchen has a good range of fitted cabinets with integrated appliances, plus there is a downstairs WC. Upstairs there are two double bedrooms and the house bathroom which has a three-piece bathroom suite, plus there is a loft space above that is boarded. This home is energy efficient with a Band 'B' Energy Performance Certificate and benefits from having gas central heating, solar panels and double-glazing throughout. Outside there are stone-flagged patios to the front and rear that are low-maintenance and offer a space to sit and watch the world go by. Currently the property is let as holiday accommodation and can come fully furnished and as a going concern, but it is also suitable for permanent residency with the moors and village pub on its doorstep.



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Floor 0



Floor 1

Approximate total area⁽¹⁾
694.08 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

