



01947 601301



1 RAMBLERS COURT, SLEIGHTS

3 BED DETACHED HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Detached Stone House with Lawned Gardens
- Beautifully Presented with Quality Fixtures & Fittings
- Cosy Lounge with Log Burner & Bay Window with Views
- Galley Kitchen with Integrated Appliances
- Dining Room with Room for a Table and Seating for Six
- Separate Utility Room & Downstairs WC
- 3 Bedrooms & Modern Shower Room
- Gas Central Heating & Partial Double-Glazing
- Generous Garden with South-Facing Sun Terrace
- Graveled Courtyard with Parking for 3 Cars

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Reception Rooms: **2**

Parking: **DRIVEWAY**

Outside Space: **SOUTH FACING GARDEN**

Tenure: **FREEHOLD**

01947 601301

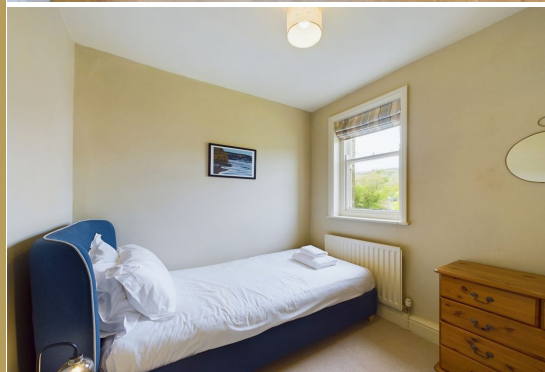
www.hopeandbraimstateagents.co.uk



1 RAMBLERS COURT, SLEIGHTS - 3 bed Detached House - £350,000



Hope & Braim are delighted to present 1 Ramblers Court in Sleights to the market. This detached stone house is tucked away in a quiet corner at the bottom of the village and has good transport links to the nearby coastal town of Whitby. The property dates from the early 1900s and has been built using local Blue Bank Stone and red pan tiles for its roof, which gives this house great curb appeal. Internally, the interiors have been beautifully presented with a palette of colours that creates a sense of calm and order, with the fixtures and fittings adding a touch of luxury. There are two equally sized reception rooms comprising a cosy lounge with a log burner and large bay window that floods the room with natural light and has views over the garden. The dining room also has a log burner and enough space for a dining table with seating for six. The kitchen is a galley kitchen with bespoke cabinetry, integrated appliances, and a stone floor, plus there is a glazed porch, utility room and a downstairs WC. Upstairs there is a light-filled landing leading to three bedrooms and a modern shower room with a four-piece suite including a bath and walk-in shower. The property benefits from having gas central heating, the two log burners and being in excellent condition throughout. The garden has a large lawn and a stone-flagged sun terrace with outdoor seating, plus there is a timber shed tucked to the side of the house. At the front there is a gravelled courtyard with space for three cars. The house is currently a holiday let and could be sold fully furnished by negotiation but would also make stunning permanent residence.



1 RAMBLERS COURT, SLEIGHTS - 3 bed Detached House - £350,000



Approximate total area⁽¹⁾
926.13 ft²

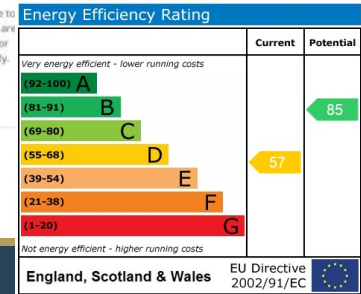
Reduced headroom
15.1 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom:
(below 1.5m/4.92ft)

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



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.

