

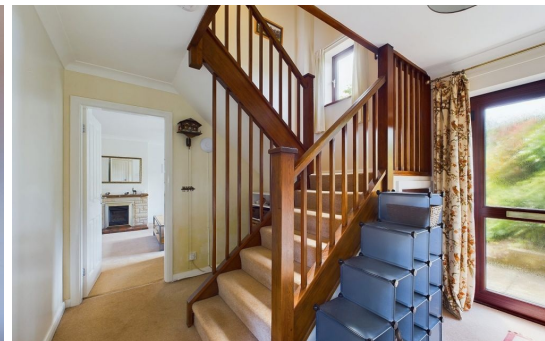


01947 601301



9 HERMITAGE WAY, ESKDALESIDE

4 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached House with Gardens & Double Garage
- Open Plan Lounge / Dining Room with Fireplace
- Modern Kitchen with High-Gloss Cabinets
- 4 Bedrooms & 2 Bathrooms including an En-Suite
- Gas Central Heating & Double-Glazing Throughout
- Elevated Views over the Esk Valley
- Close to Village Amenities including Pub, Shop & GP Surgery

Type: **DETACHED HOUSE**
Availability: **FOR SALE**
Bedrooms: **4**
Bathrooms: **2**
Reception Rooms: **1**
Parking: **DOUBLE GARAGE**
Outside Space: **GARDEN**
Tenure: **FREEHOLD**

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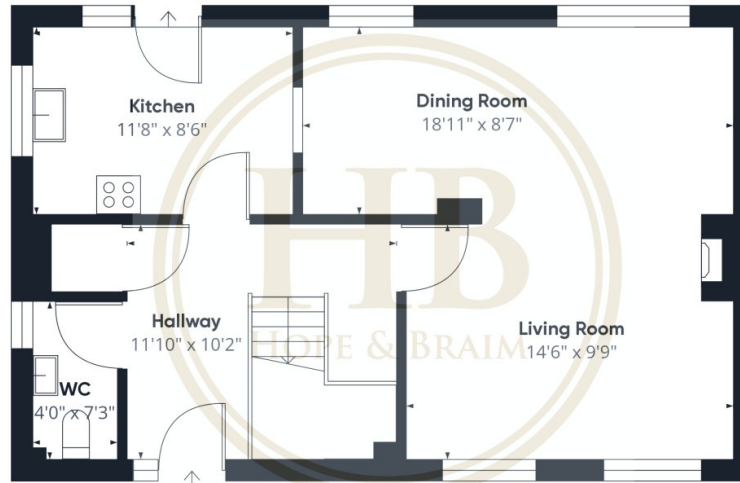
9 HERMITAGE WAY, ESKDALESIDE- 4 bed Detached House -£375,000



Hope & Braim are delighted to present 9 Hermitage Way in Sleights to the market. Located on a generous plot overlooking Eskdaleside is this detached family home that comes with a double garage and lawned gardens. Inside there is open plan living with a lounge/diner that has a fireplace and a dual aspect that floods the room with natural light and affords views to the rear. The kitchen has modern high-gloss cabinets and a serving hatch through to the dining room. There is a downstairs cloakroom and a spacious entrance hall with a Teak Ballustrade and staircase. Upstairs there are four bedrooms and two bathrooms, including a principal bedroom with an en-suite, plus a family bathroom with a three-piece bathroom suite. The property benefits from having gas central heating and double-glazing throughout. There is ample storage with a cellar space underneath the kitchen and a large loft above. Outside there is a block-paved driveway leading down to the garage that offers off-street parking for several cars. The double garage has been used as a home gym and has ample storage and workshop space. The garden goes beyond the garage where there is a Pagoda with vine and offers enough space to extend the house and still have a generous garden.



9 HERMITAGE WAY, ESKDALESIDE- 4 bed Detached House -£375,000



Floor 0



Floor 1



Approximate total area⁽¹⁾
1089.63 ft²

Reduced headroom
2.15 ft²

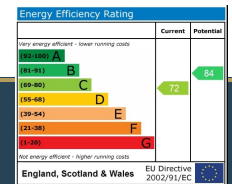
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

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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.

