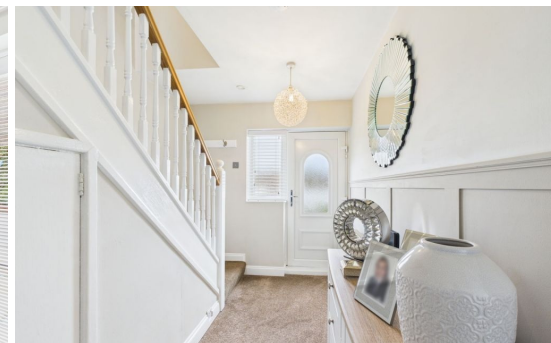




01947 601301

24 INGHAM CLOSE, SLEIGHTS

2 BED DETACHED HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Detached House on a Generous Corner Plot
- Open Plan Lounge/Diner with French Doors
- Kitchen with Fitted Cabinets & Appliances
- 2 Bedrooms & Modern Bathroom Suite
- Large Windows with Elevated Rural Views
- Gas Central Heating & Double-Glazing Throughout
- Parking for 3 Cars & Enclosed Rear Garden
- Close to Village Amenities & Primary School
- Lapsed Planning Permission Granted for Erection of a two storey side extension, extension of the existing dormer windows and erection of single storey garage with porch link (21/00682/HS)

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **1**

Reception Rooms: **1**

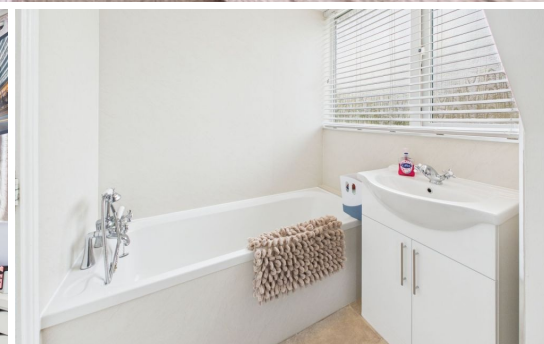
Parking: **DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

01947 601301

www.hopeandbraimstateagents.co.uk



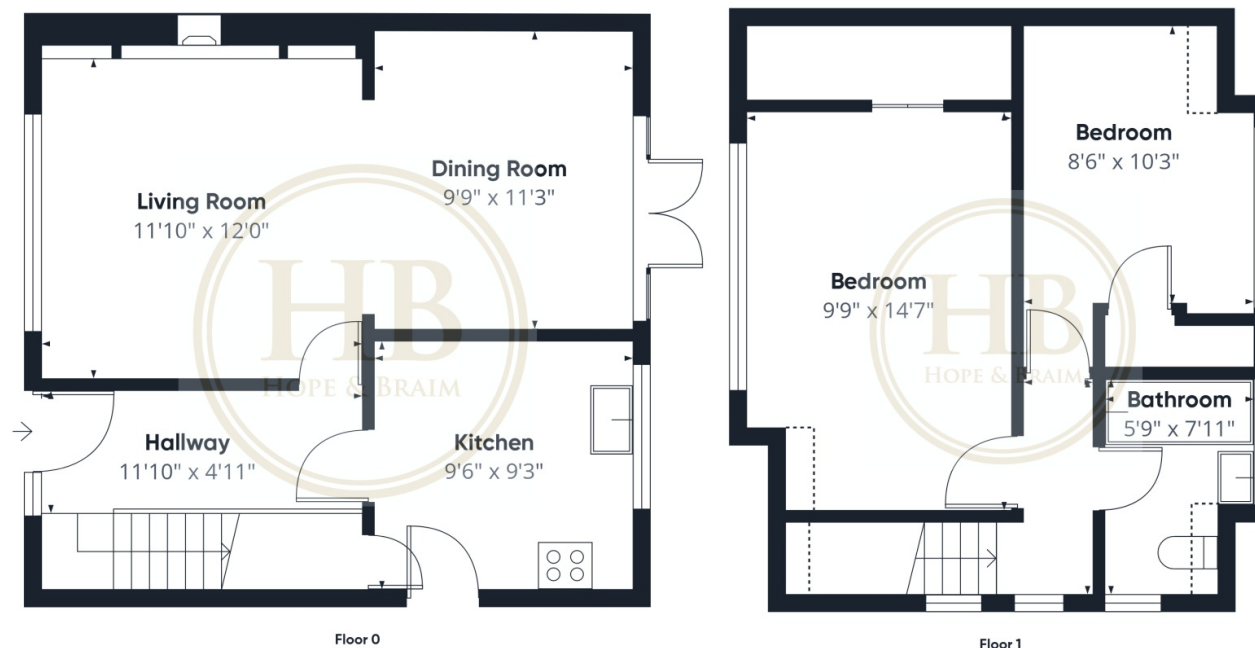
24 INGHAM CLOSE, SLEIGHTS- 2 bed Detached House -£239,950



Hope & Braim are delighted to present 24 Ingham Close in Sleights to the market. Situated on a generous corner plot in the sought-after village of Sleights, this delightful, detached house offers comfortable living with the added benefit of elevated rural views. The heart of the home is the inviting open plan lounge and dining area, bathed in natural light from large windows that frame those wonderful, elevated vistas. French doors provide seamless access to the enclosed rear garden, perfect for alfresco entertaining or simply enjoying the tranquil surroundings. The well-appointed kitchen features a range of fitted cabinets and integrated appliances, offering both practicality and style for everyday living. Upstairs, two well-proportioned bedrooms each benefit from dormer windows that flood the rooms with natural light whilst showcasing those far-reaching rural views across the surrounding countryside. The accommodation is complemented by a modern bathroom suite finished to an excellent standard. Throughout the property, gas central heating and double-glazing ensure year-round comfort and efficiency. There is Lapsed Planning Permission Granted for Erection of a two storey side extension, extension of the existing dormer windows and erection of single storey garage with porch link (21/00682/HS) for those wanting to maximise the plot and add value. Outside, the generous corner plot really comes into its own. To the side, there's ample parking for three vehicles – a genuine asset in any village location. The enclosed rear garden has a flagged patio and lawn that provides a private sanctuary, ideal for relaxation or for families to enjoy outdoor space in safety. Location is everything, and this property doesn't disappoint. The village of Sleights offers an excellent range of local amenities, with shops, pubs, and a well-regarded primary school all within easy reach. The nearby market town of Whitby is just a short drive away, whilst the stunning North York Moors National Park lies on your doorstep, offering endless opportunities for countryside pursuits.



24 INGHAM CLOSE, SLEIGHTS- 2 bed Detached House -£239,950



Approximate total area⁽¹⁾

790 ft²

Reduced headroom
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

