



01947 601301



11A BIRCH AVENUE, SLEIGHTS

4 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached House with Parking & Garden
- Lounge with Media Wall & Inset Fireplace
- Kitchen/Diner with Island & Integrated Appliances
- Utility Room & Downstairs WC
- Garden Room with Bar & Doors onto the Terrace
- 4 Bedrooms & 2 Bathrooms including an En-Suite
- Gas Central Heating & Double-Glazing Throughout
- Off-Street Parking for 2 Cars & Garden Store

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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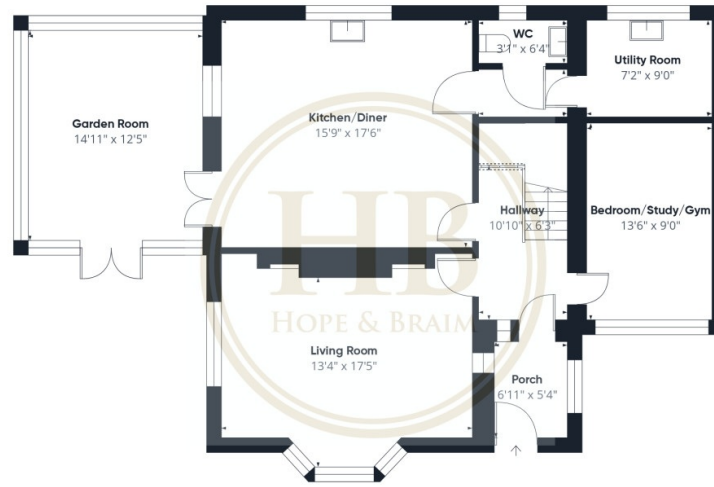
11A BIRCH AVENUE, SLEIGHTS- 4 bed Detached House -£450,000



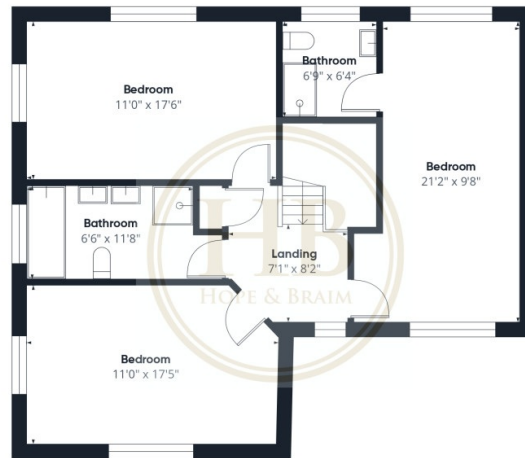
Hope & Braim are delighted to present this thoughtfully extended four-bedroom detached residence, constructed in 2007 and occupying a delightful position within the popular village of Sleights. This impressive family home seamlessly combines contemporary living with meticulous attention to detail, offering versatile accommodation arranged over two floors with the added benefit of a stunning garden room extension. The ground floor accommodation features a welcoming lounge showcasing an eye-catching media wall with inset fireplace, creating an ideal space for relaxation. The heart of the home is undoubtedly the superb kitchen/diner, appointed with sleek integrated appliances and a contemporary island unit, perfect for modern family living. Practical additions include a useful utility room and downstairs WC, whilst the property's crowning glory is the magnificent garden room, complete with built-in bar and glazed doors opening onto the outdoor terrace—an entertainer's dream. A fourth ground floor bedroom, currently utilised as a home gym, offers flexibility as a guest bedroom or home office. To the first floor, three generous, double bedrooms provide comfortable family accommodation, with the principal bedroom benefiting from an en-suite facility. A modern family bathroom with a bath and shower completes the upstairs layout. Externally, the property presents off-street parking for two vehicles alongside a practical garden store. The outdoor terrace features artificial lawn, ensuring a low-maintenance outdoor space where one can appreciate the delightful rural views across the surrounding countryside. Enhanced by gas central heating and double-glazing throughout, this exceptional residence represents an ideal family home in a highly desirable North Yorkshire village location. Early viewing comes strongly recommended.



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Floor 0



Floor 1



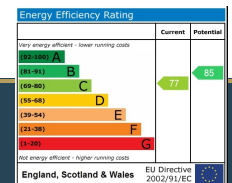
Approximate total area⁽¹⁾
1833 ft²
Reduced headroom
1 ft²

(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.

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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.

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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.

