

- Substantial Stone Built 4 Bedroom Semi-Detached
- Rural Views & Off Street Parking
- Close to Amenities in the Village



9 Birch Avenue, Sleights, Whitby. YO22 5BZ

Guide Price £300,000

Property Group
ASTIN'S



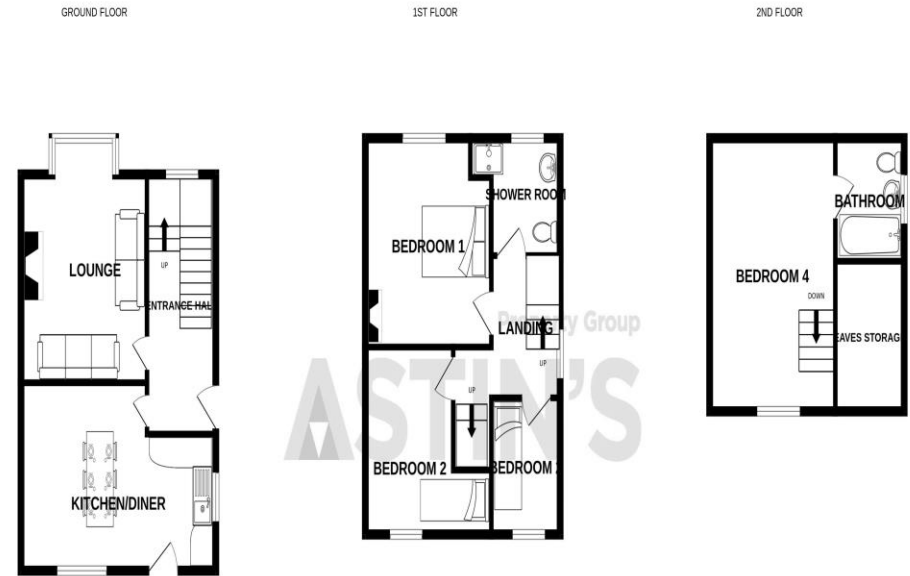
A substantial stone built semi-detached house located on Birch Avenue Sleights. This property is ready to move into and is perfectly presented with nothing at all to do other than unpack and make it your own!

There are four bedrooms, two bathrooms, kitchen/diner and a lounge inside and outside there is offroad parking on a private driveway with a small garden to the front of the house and a block paved private seating area at the rear. There are also two outside lockups one of which is currently used as a woodstore and the other to house a washing machine and freezer.

The door to the house is at the side and leads into a hallway area with doors leading into the kitchen and lounge. The kitchen has solid wood flooring and the vendors tell me that the same flooring is under the hall and lounge carpet should a new owner prefer it. The kitchen has a range of wall and base units a built in dishwasher, oven, hob and extractor fan, and fridge freezer. There is also a built in small pantry cupboard. Another door leads out onto the patio area at the rear of the house.

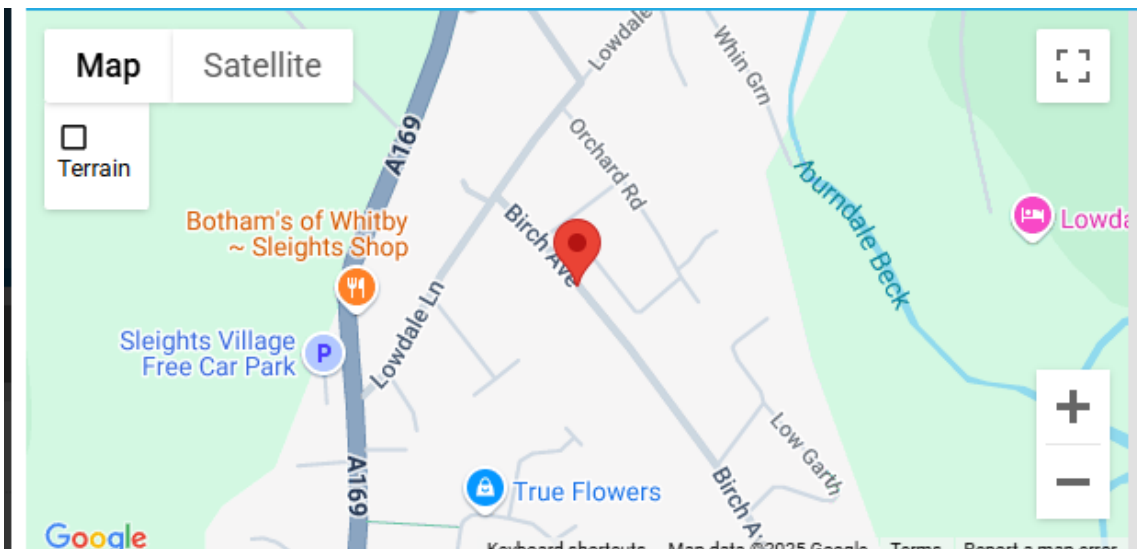
The lounge is at the front of the house with a new carpet and a log burner, it is a good sized room but also very warm and cosy. On the first floor there are two single bedrooms looking to the rear of the property with beautiful views over towards Ugglebarnby and beyond. One of these singles has a feature fireplace. At the front there is a larger double bedroom with again a lovely feature fireplace. There is also a shower room on this floor with a shower unit, W.C., and a hand wash basin.

Stairs lead up to the second floor where there is a fourth bedroom with an en-suite bathroom. The views from here are beautiful. The bathroom has a W.C, vanity unit and hand wash basin and bath with a shower attachment for washing hair. This house is spacious but easy to maintain and look after so would be ideal for a variety of people who want to enjoy home without having to garden or redecorate. If a garden was required there was previously one here so it would be possible to lift the block paving and reinstate one if that was desired. Carpets apart from the one on the top floor are all new and the double glazing has been replaced with stylish new windows in the last 10 years. There is a combi boiler which is annually serviced. Please call us to view this beautiful property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Always a warm welcome 7 days a week



TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Freehold basis.

SERVICES:

All mains services are connected to the property.

REF: 4592

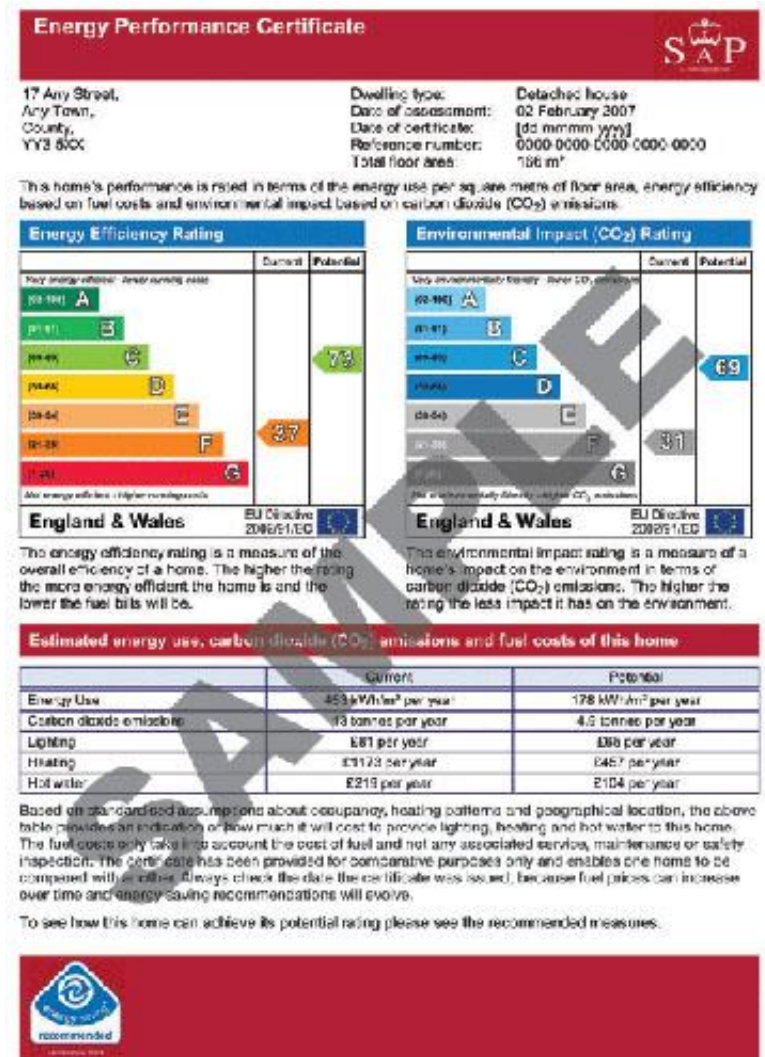
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Astin's

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

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