



01947 601301



## 11 ESKDALE CLOSE, SLEIGHTS

4 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Detached Stone House with a Large Garden
- 3 Bed Main House with a 1 Bed Annexe
- Cosy Lounge & Open Plan Kitchen/Diner
- Principal Bedroom with French Doors & Balcony
- Modern Bathroom with 3-Piece Shower Suite
- Lawned Garden with Decked Terrace
- Private Parking for up to 3 Vehicles & EV Charger
- Stunning Views across the Esk Valley

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

Reception Rooms: **1**

Parking: **DRIVEWAY**

Outside Space: **BALCONY, GARDEN**

Tenure: **FREEHOLD**

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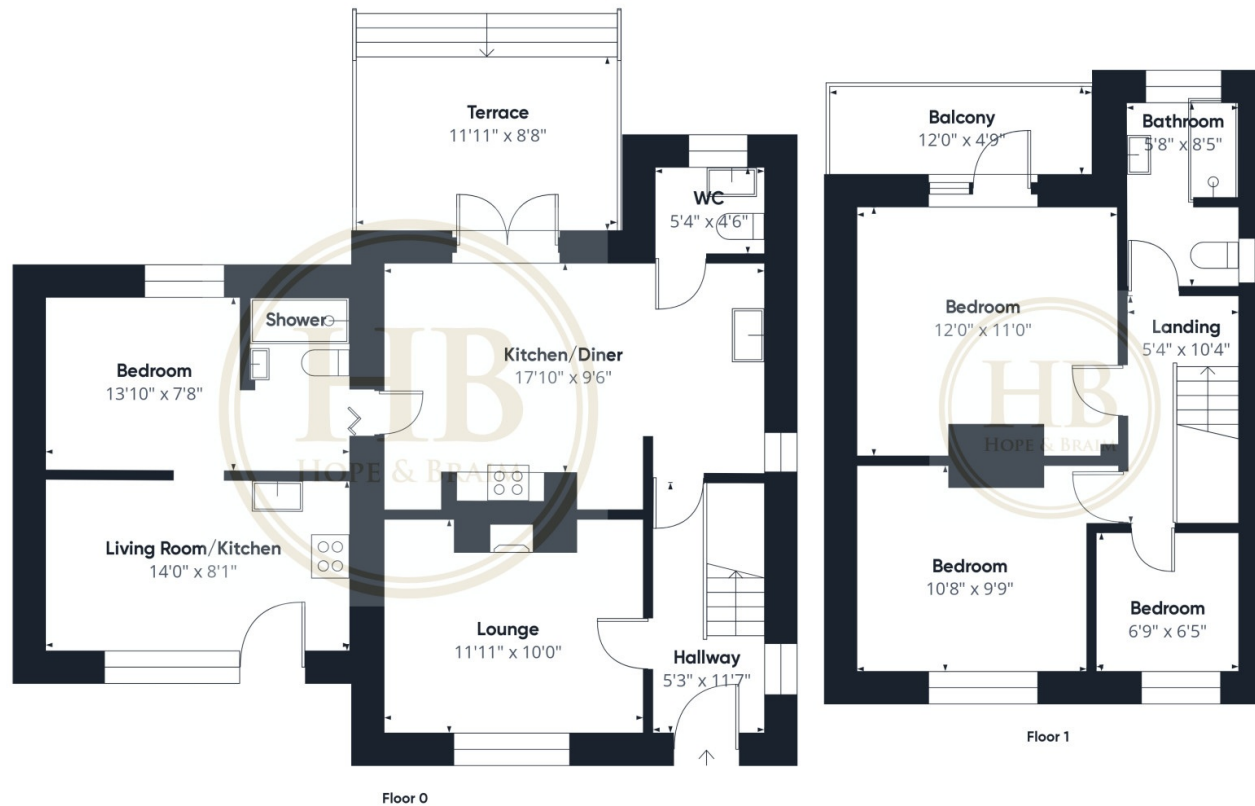
11 ESKDALE CLOSE, SLEIGHTS- 4 bed Detached House -£369,950



Hope & Braim are delighted to present this substantial detached stone house with self-contained annexe, situated on the edge of the North York Moors National Park within comfortable reach of local village amenities. The current owners have invested significantly in the property, undertaking a comprehensive programme of refurbishment throughout. The main house has been entirely updated, including a new kitchen and two new bathrooms, and the former garage conversion to the side has been further upgraded to create a fully self-contained apartment. On the ground floor of the main house, a cosy lounge sits at the front, centred around a log burning stove. To the rear, the kitchen/diner is fitted with solid wood worktops, a ceramic sink and quality cabinetry. A utility room and downstairs WC adjoin the kitchen, whilst French Doors open onto a decked terrace from which there are pleasant views across to Aislaby side and the gardens beyond. The first floor provides three bedrooms, two doubles and a bunk room, alongside a modern bathroom with a three-piece shower suite. The principal bedroom is presently configured as an additional sitting room and benefits from French Doors leading onto a private balcony. The annexe, accessed via its own separate entrance, offers a living room, kitchen, double bedroom and en-suite shower room, an arrangement well suited to multigenerational living or income generation. The property benefits from gas central heating and double-glazing throughout and has been maintained to a high standard. To the front, there is off-street parking for three vehicles together with an EV charging point. The rear garden is principally laid to lawn and of generous proportions.



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**Approximate total area<sup>(1)</sup>**  
971.87 ft<sup>2</sup>

**Balconies and terraces**  
187.29 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
A	92-100		80
B	81-91		
C	69-80		
D	55-68		
E	39-54		40
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

