



66 Ingham Close, Sleights, YO22
Guide Price: £225,000

Hendersons.
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Beautifully presented and thoughtfully improved, this three-bedroom home offers bright, contemporary accommodation with a layout that works exceptionally well for modern family life.

From the moment you step inside, there is a real sense that this is a home which has been carefully considered. The welcoming hallway sets the tone, with stylish herringbone flooring and contemporary decoration leading through to the principal living accommodation.

The real heart of the home sits to the rear, where the kitchen and dining space has been designed around everyday family life and entertaining. The modern fitted kitchen is finished in an attractive muted tone with timber worktops, while the adjoining dining area provides plenty of room for everyone to gather around the table. Wide glazed doors open directly onto the garden, allowing the outside space to become a natural extension of the house throughout the warmer months.

The generous living room measures over 21ft in length and provides plenty of space to create separate areas for relaxing and family time, while still retaining an open and sociable feel with the adjoining dining area.

Upstairs, the accommodation continues to impress. There are two well-proportioned bedrooms together with an additional room currently used as a dedicated home office – an increasingly valuable addition for anyone working remotely, but equally capable of providing flexible space to suit individual needs. The family bathroom has also been smartly updated with a contemporary suite, bath and separate shower enclosure.

Outside, the enclosed rear garden is another particularly strong feature. Designed to be enjoyed rather than constantly maintained, there is a substantial paved terrace immediately outside the house providing the perfect spot for outdoor dining and summer entertaining, together with further garden space beyond and a useful timber outbuilding.

Tenure: Freehold





