



7 VALLEY VIEW, ESK HALL, SLEIGHTS

Whitby 3 miles approximately



A MODERN, 2 BEDROOM, BUNGALOW BUILT IN THE GROUNDS OF THIS FORMER COUNTRY HOUSE, COMMANDING SPLENDID VIEWS ACROSS AND UP THE ESK VALLEY. LIMITED TO THE OVER 55's AND INDEPENDENT OF THE NURSING HOME NOW BASED IN THE MAIN HOUSE, THIS IS A LOVELY CHOICE ON THE EDGE OF THE VILLAGE.

Accommodation:

Entrance Porch, Hallway, Kitchen, Sitting Room, Double Bedroom with En-Suite Shower Room,

Double Bedroom, House Bathroom.

Gardens front and rear. Parking Space and Terrace

PARTICULARS OF SALE

Valley View Cottages are specifically designed to provide luxury accommodation for the over 55's, set in the grounds of the beautiful Esk Hall, close to the centre of the ever-popular village of Sleights.

Well-presented throughout, like all the cottages, No 7 differs in design from others in the terrace, having two ground floor double rooms, one with an en-suite shower room, and the other with access to the bathroom in a Jack & Jill arrangement. The bungalow is fully double glazed and has gas central throughout.

Enjoying beautiful views to the rear along the Esk Valley and the use of the hall grounds this is the ideal opportunity for independent living within the environment of the next door nursing home.



At the end of the hall is the sitting room with window and French doors to the rear and views over the Esk valley and river including the iconic North York Moors steam railway line.



Ground Floor

A paved walk-way from drive leads to the bungalow with a half-glazed door giving access to the entrance porch and hallway.

The property has a generous fully fitted kitchen diner with integral appliances including fridge freezer, automatic washing machine, double oven, and gas hob with stainless extractor above, and laminated working surface. The Worcester gas central heating boiler is situated within a cupboard in the room. Double doors give access from here to the sitting room.



A connecting door in the sitting opens through into the double bedroom which has fitted wardrobes and window to the rear with further views over the valley. Off the bedroom, a further door opens to an Jack'n'Jill bathroom suite with bath, separate shower cubicle over as well as the WC, washbasin and heated towel rail. A door from here also leads to the hallway.





To the front of the bungalow lies the second double bedroom, again with fitted wardrobes and having its own en-suite shower room fully fitted with WC, washbasin and shower cubicle.



Externally

Outside to the rear is a small paved terrace offering the best valley views and ideal to place to sit and enjoy the wonderful vista. To the front is a small lawned garden and allocated parking space. There is additional parking available.

GENERAL REMARKS AND STIPULATIONS

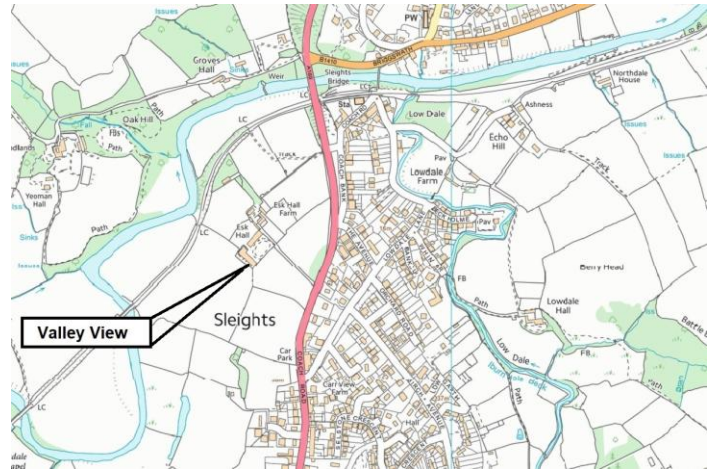
Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Tenure: It is understood that the property is held on a Leasehold basis set up on 1st March 2008 for a period of 999 years. The property is restricted to occupants aged over 55 years old only. A service charge will be payable covering communal maintenance to grounds, track and lighting. This was £1082.16 for 2024/25.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
			88 B



Services: The property is understood to be connected to mains water, gas and electricity with drainage to a septic tank, the maintenance of which is covered under the service charge. The property has a gas central heating system with a recently fitted Worcester 'combi' style boiler concealed amongst the kitchen cabinets.



Directions: Sleights lies in the Esk Valley about 3 miles to the southwest of Whitby, at the edge of the North York Moors National Park. The property lies within the grounds of Esk Hall, clearly marked off the west side of the A169 Coach Road running through the village. See location plan.

What3words: radically.scorecard.streak

Council Tax Banding: The property is band D for council tax.. North Yorkshire Council - Tel 01723 232323.

Post Code: YO22 5EG

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.



RICHARDSON & SMITH

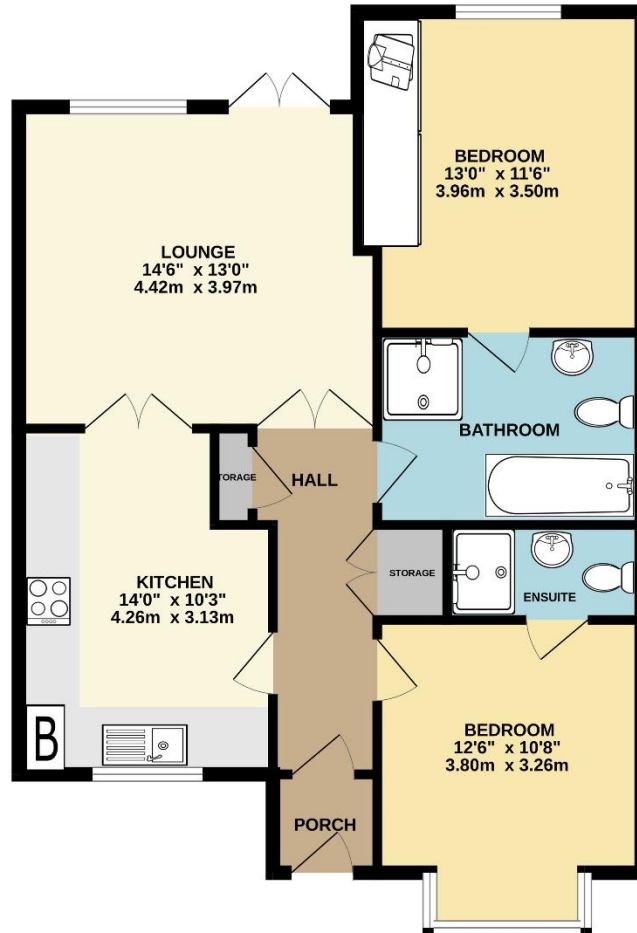
Chartered Surveyors

Auctioneers

Valuers

Estate Agents

GROUND FLOOR
798 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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