



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

10 FOURACRE DRIVE, SLEIGHTS

Whitby Town Centre 3½ miles

(Distance is approximate)



**A WELL MAINTAINED MODERN 2 BEDROOM BUNGALOW ON THE EDGE
OF THIS POPULAR ESK VALLEY VILLAGE, CLOSE TO WHITBY.
A SUPERB PROPERTY FOR RETIREES.**

Accommodation:

Hall, Living Room, Kitchen, Double Bedroom, Single Bedroom and Shower Wetroom.
Single Garage with private driveway parking. Front and rear gardens.

OFFERS ON: £225,000

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PARTICULARS OF SALE

The property is a lovely semi-detached bungalow standing in a pleasant cul-de-sac location close to the edge of this popular Esk Valley village, near to Whitby. The property is very well-presented with upgraded fixtures and fittings including a modern fitted kitchen and shower room plus double glazing and a log burning stove.

The house is approached via a brick driveway which runs across the front and to side of the house where a uPVC part-glazed entrance door opens into:

Hallway: An L-shaped hallway with a recessed cupboard for storage which also houses the Baxi gas central heating boiler. Ceiling cornice and access hatch to the loft. Central heating radiator. Doors to:

Living Room: A nicely proportioned reception room with a shallow uPVC bow window with half shutters looking out to the front. The focal point of the room is a brick inglenook style fireplace with a cast iron Olymberyl wood burning stove. Ceiling cornice and central heating radiator.



Kitchen: A superb modern fitted kitchen with a range of modern gloss finished units with laminate worktop. The cabinets including: base and wall units with cupboards and drawers. Fittings include a stainless-steel sink unit, plumbing for an automatic washing machine, stainless electric oven and 4 ring gas hob with matching cooker hood and slimline integrated dishwasher. Laminate flooring.



Bedroom 1: A double bedroom fitted with mirror fronted wardrobes to one wall with a uPVC double glazed window looking out on the rear garden. Central heating radiator, ceiling cornice and fitted carpet.



Shower Room: Re-fitted with a modern white suite, the room has wet walling and vinyl flooring. Fittings include a corner shower cubicle with plumbed shower fitment over, a low flush WC and a wash basin set in a vanity unit. Inset spotlight with extractor fan, ladder style central heating towel radiator. UPVC double glazed window to the side.



Bedroom 2: A second bedroom with a uPVC double glazed window looking out on the rear garden. Central heating radiator, ceiling cornice and fitted carpet.



Outside

The property has gardens to both the front and rear and a driveway with a single garage.

The front garden is mainly brick paved as a parking area with a border planted with shrubs and a low brick wall. A gate opens onto an extended brick paved driveway running down the side of the house to the garage and a gate which opens into ...

The rear garden is laid mainly to lawn with a border and wooden fences for privacy and security.



Garage (approx. 16'10 x 8'1 internal) lying to the rear of the house the garage has a flat roof and an up and over door plus a door to the side. Electric light and power

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.



Directions: From Richardson and Smith's offices take the road out of Whitby towards Malton/Pickering on the A169. On reaching the village of Sleights, drive up the hill turning left onto Iburndale Lane by the Church and then left again into Fouracre Drive. No.10 lies on your right hand side and is marked by the Richardson and Smith 'For Sale' board.

What3words: clutter.trappings.throwaway

Council Tax Banding: 'B' (telephone enquiry only) North Yorkshire Council Tel 01723 232323

Services: Mains water, electricity, gas and drainage. Heating is provided via a 'Baxi duo-tec' gas combi central heating boiler located in the hallway cupboard and radiators. The property also has a wood-burning stove in the lounge

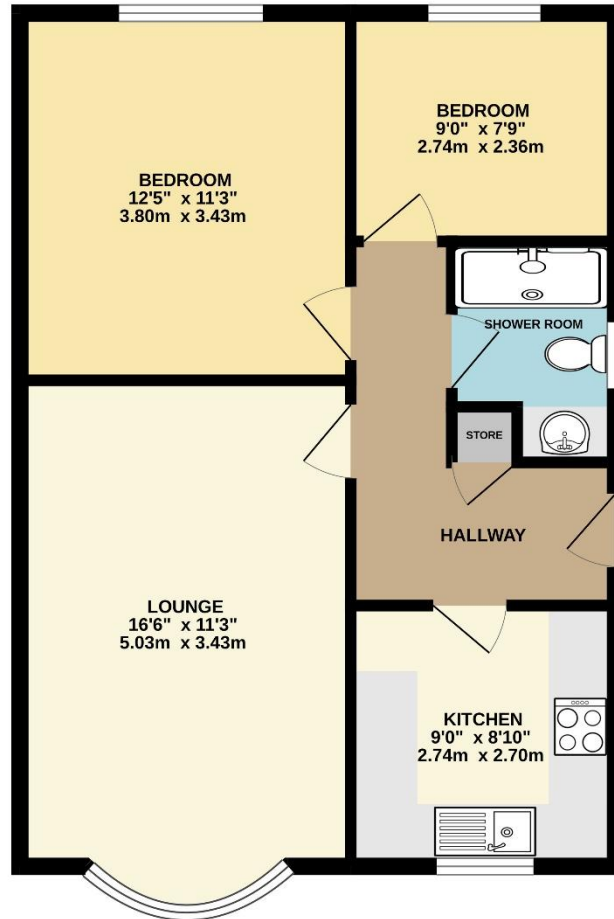
Post Code: YO22 5HE **Tenure:** Freehold

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

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.



GROUND FLOOR
594 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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