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ESTABLISHED 1860

16 HERMITAGE WAY

SLEIGHTS, NEAR WHITBY

Stylishly presented modern bungalow with superb views, versatile accommodation and attractive grounds, situated in the fringes of this well served village.

Beautifully specified accommodation of 1,008 square feet .
Entrance hall – living room – dining kitchen with adjoining terrace which enjoys far-reaching views – laundry/utility utility room – storeroom
Three bedrooms – bathroom – shower room
Large, mature plot with garden and grounds to all sides.
Double garage with gym/home office and ample private parking
NO ONWARD CHAIN

GUIDE PRICE £435,000

ISO 9001 CERTIFIED ORGANISATION
United Registrar of Systems Cert No. 1745

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RICS

An immaculately presented detached bungalow which benefits from a lovely, elevated position taking in superb views, looking directly across the Esk Valley with glimpses of the sea clearly visible to the east. 16 Hermitage Way has been comprehensively re-furnished and provides beautifully appointed accommodation presented to a high standard throughout. Recent works carried out include the fitting of a smart new kitchen with granite worktops and quality integrated appliances, reconfiguring the accommodation to create two quality bath and shower rooms, new windows, internal and external doors, flooring and new gas fired central heating boiler with Hive, amongst other works.

In brief the property provides versatile accommodation of over 1,000 square feet. In brief, entrance hallway, dual aspect sitting room, a large dining kitchen with granite topped kitchen cabinetry and access directly onto the elevated terrace, , from which lovely views can be enjoyed. To the side is a laundry/utility room. There are three bedrooms, a main house bathroom and an additional shower room. Adjoining the property is a generous double garage with a gym/studio. The property is fully double glazed throughout and has gas fired central heating and scores a high D in its EPC.

16 Hermitage Way is set back behind beech hedges and has an easy to care for front garden and a wide double width driveway with space to park two vehicles at the front of the double garage. At the rear the garden is sizable and is laid to lawn, edged by mature hedgerows and with a number of raised vegetable beds positioned at the far end. The garden is a sheltered and private space and has access around both sides of the property to reach the front garden.

LOCATION

Sleights is an exceptionally well-served village, with primary school, doctor's surgery, renowned local butcher Radford's, Bothams of Whitby the baker and a small supermarket. To the bottom of the village is the train station with direct lines to both Middlesbrough and nearby Whitby. The countryside of the North York Moors National Park surrounds the village, offering endless opportunities for recreation; the seaside town of Whitby is approximately 4 miles away. A further range of services and amenities are available in nearby Whitby - including beaches, shopping and recreational facilities, sports facilities, primary and secondary schools.

ACCOMMODATION COMPRISES

HALLWAY
Composite front door with full height glazed pane to the side. Radiator. Coving. Oak style 'Quick Step' flooring. Loft inspection hatch – the loft is part boarded and housing the gas fired central heating boiler.

SITTING ROOM
4.60 m (15'1") x 3.88 m (12'9")
A well-proportioned dual aspect room with windows to the front and side elevations. Feature recess with a slate hearth – gas fire point. Fireside fitted bookshelves. Radiator. Coving. Television point. Door from the hallway. Set of glazed double doors opening through the Dining Area.

DINING KITCHEN
6.70 m (22'0") x 3.15 m (10'4")
A stylish range of newly fitted kitchen cabinetry with granite worktops incorporating one and a half bowl composite sink unit. Under cupboard lighting. Range of integrated appliances including electric oven, microwave oven and four ring AEG induction hob with extractor overhead. Integrated fridge freezer. Recessed lights. Pair of windows to the rear with superb, far-reaching views across the Esk Valley. Composite back door opening out onto the terrace. Radiator. Oak style 'Quick Step' flooring.

LAUNDRY AND UTILITY ROOM
1.62 m (5’3”) x 1.30 m (4’2”)
Matching cabinetry with oak Butcher Block style worktops. Housekeeper cupboard. Washing machine point. Oak style ‘Quick Step’ flooring. Casement window to the rear. Electric fuse board.

BEDROOM ONE
3.50 m (11’6”) x 2.87 m (9’5”)
Fitted wardrobes. Radiator. Casement window to the front.

BEDROOM TWO
3.50 m (11’6”) x 3.40 m (11’2”)
Fitted wardrobes. Radiator. Casement window to the rear.

BEDROOM THREE
3.54 m (11’7”) x 2.00 m (6’7”)
Radiator. Casement window to the front.

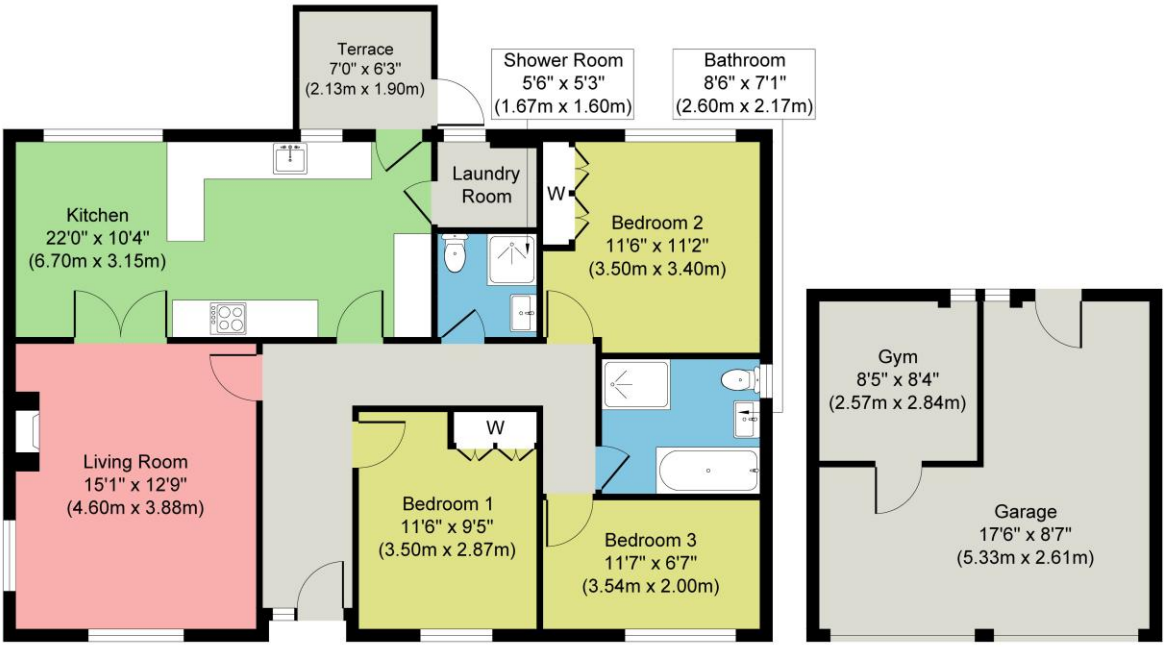
BATHROOM
2.60 m (8’6”) x 2.17 m (7’12)
Bath. Corner shower unit. Low flush WC. Wash hand basin set into a storage console unit. Extractor fan. Encaustic style laminate floor. Recessed ceiling lights. Heated ladder towel rail. Casement window to the side.

SHOWER ROOM
1.67 m (5’6”) x 1.60 m (5’3)
Corner shower unit. Low flush WC. Wash hand basin set into a storage console unit. Extractor fan. Encaustic style laminate floor. Recessed ceiling lights. Radiator.

GARDEN & GROUNDS

Hermitage Way is a small development of properties, located on the fringes of Sleights, just off Eskdaleside. Number 16 is situated on a quiet cul-de-sac and sit in a slightly elevated position which allows it to take in beautiful views from the rear of the property. The property is set-in good-sized grounds which surround the property to all sides. Set back behind high beech hedges, the front garden is a low maintenance space with a number of shrubs, trees and ornamental hard landscaping. The rear garden is especially generous, largely laid to lawn and with a number of raised beds positioned to the side; ideal for any purchasers looking ot create a vegetable or soft fruit garden. Steps lead up to a raised terrace with access into the kitchen and there is access around both sides of the property around to the front.

GARAGE & GYM/HOME OFFICE
5.30 x 5.20
Electric roller shutter doors. Electric light and power. Window to the rear. Door to the rear. Subdivided to provide for a fully insulated gym, with window to the rear and hardwired Wifi.



Approximate Floor Area
1008 sq. ft
(93.63 sq. m)

Outbuilding
Approximate Floor Area
303 sq. ft
(28.14 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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GENERAL INFORMATION

Service:	Mains water, drainage, gas and electric.
Council Tax:	Band D
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning:	North Yorkshire Council – Scarborough & Whitby
Viewing:	Strictly by appointment with the Agent's Pickering office.
Post Code:	YO22 5HG
EPC:	Current D/67 Potential C/79

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage..

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