



01947 601301



## 16 YEW TREE CLOSE, SLEIGHTS

4 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Detached Stone House with a Double Garage
- Lounge & Dining Room connected by Glazed Doors
- Kitchen with Pine Cabinets & Integrated Appliances
- Study with Patio Doors over looking the Garden
- Utility Room, Downstairs WC & Internal Access to the Garage
- 4 Upstairs Bedrooms & 2 Bathrooms
- Gas Central Heating & Double-Glazing Throughout
- Wrap-A-Round Garden with Lawns & Patios
- Close to Village Amenities including Pub, Shop & GP Surgery

Type: **DETACHED HOUSE**  
Availability: **FOR SALE**  
Bedrooms: **4**  
Bathrooms: **2**  
Reception Rooms: **3**  
Parking: **DOUBLE GARAGE**  
Outside Space: **GARDEN**  
Tenure: **FREEHOLD**

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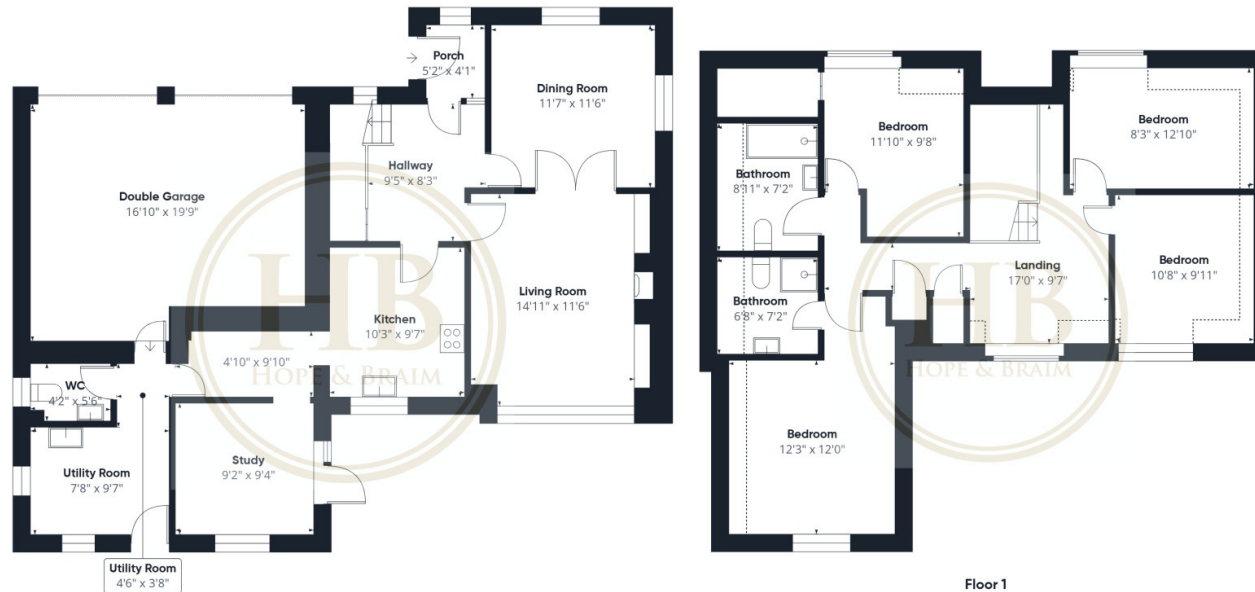
16 YEW TREE CLOSE, SLEIGHTS- 4 bed Detached House -£410,000



A well-maintained detached stone residence situated in a peaceful cul-de-sac location within the popular village of Sleights, positioned on the edge of the North York Moors National Park. This attractive family home offers spacious and versatile accommodation throughout, with scope for cosmetic enhancement to create a truly bespoke residence. The ground floor features a welcoming lounge and separate dining room, thoughtfully connected by glazed doors to create flexible entertaining spaces. The well-appointed kitchen is fitted with pine cabinetry and benefits from integrated appliances, whilst a study provides a tranquil retreat with patio doors overlooking the garden. Further practical accommodation includes a utility room, downstairs WC, and convenient internal access to the double garage. The first floor comprises four comfortable bedrooms and two modern bathrooms, offering excellent family accommodation. The property benefits from gas central heating and double-glazing throughout, ensuring year-round comfort. Externally, the delightful wrap-around garden features well-maintained lawns and patio areas, creating an attractive outdoor space for relaxation and recreation. The property enjoys a pleasant outlook, backing onto Sleights Primary School playing field, providing a peaceful green aspect. Sleights offers an excellent village lifestyle with convenient access to local amenities including a traditional public house, village shop, and GP surgery. The village enjoys superb transport links to Whitby and benefits from proximity to the dramatic moorland landscapes of the North York Moors National Park, whilst the stunning Yorkshire coastline lies just a short distance away.



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Approximate total area<sup>(1)</sup>

1903 ft<sup>2</sup>

Reduced headroom

100 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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