



Old School Gardens, Sleights
Guide Price £269,950

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Perfectly positioned for village living in a small cul-de-sac of only 5 properties. The property affords easy access to a range of local amenities including a popular butchers, village shop, doctors surgery, pub, well-regarded school and excellent transport links, making it ideal for families and couples alike.

Upon entering, you are welcomed into a spacious and practical open plan ground floor, where the standout feature is the impressive kitchen. Generous in size and thoughtfully laid out, it offers plenty of worktop space, integrated appliances and a breakfast bar, making it a fantastic hub of the home. The inviting living area, whilst light and spacious, also provides a relaxing and cosy atmosphere in an evening. A handy laundry room and hallway complete this level.

The first floor comprises of two ample sized bedrooms and a modern family bathroom. The first of which, is currently used as hobby room which provides a comfortable space to relax and unwind. The second, currently used as a home office, is bright and warm with fantastic views to the rear.

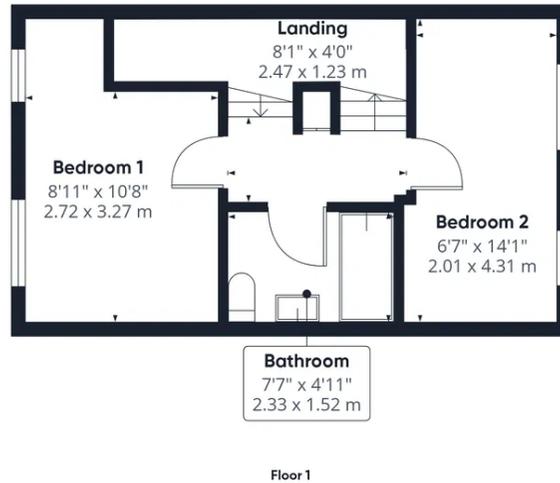
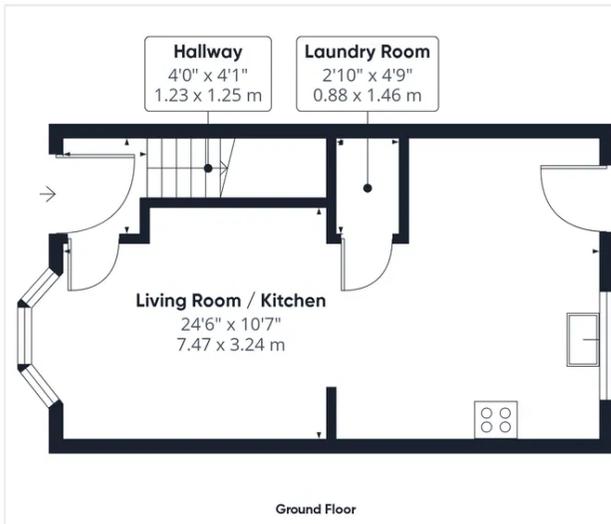
The second floor hosts a light and airy, well-proportioned bedroom, with an en-suite shower room, offering flexibility for growing families or those working from home.

Externally, the property benefits from off-street parking to the front for two cars and a small patio area to the rear with a large purpose built shed for additional storage, which could be kept or removed to provide space for an outdoor seating area.

This is a fantastic opportunity to acquire a versatile and well-located home in one of the area's most desirable villages. Early viewing is highly recommended.







Approximate total area^m
827 ft²
76.8 m²

Reduced headroom
22 ft²
2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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