



RICHARDSON & SMITH

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APARTMENT 4 SLEIGHTS HALL 145 COACH ROAD SLEIGHTS



A WELL PRESENTED, 2 BEDROOM 1ST FLOOR APARTMENT IN THIS HIGH QUALITY CONVERSION OF THIS PERIOD HOUSE IN THE CENTRE OF SLEIGHTS VILLAGE. WITH COMMUNAL GARDENS, PARKING AND BEING IDEALLY SITUATED FOR ALL VILLAGE AMENITIES AND JUST A SHORT DRIVE FROM WHITBY THIS IS BOTH A BEAUTIFUL AND PRACTICAL PROPOSITION

Accommodation:

Communal Entrance Vestibule, Hallway, Staircase & Landing

Apartment: Hallway, 2 double bedrooms, Shower Room, Open plan Lounge & Kitchen

Communal Gardens & Parking

Guide Price: £240,000

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PARTICULARS OF SALE

This exclusive development was created from Sleights Hall, a late 19th Century Victorian country house, in 2004 to provide quality apartments and homes in the centre of the village in 2004. This has been maintained by the residents and management company create a delightful high quality place to call home, set back from the road with communal gardens and parking.

The village has a range of amenities and shops and is located on the edge of the NYMNP, close to Whitby with all its amenities and beaches and just a short drive from the picturesque village of Goathland and the Esk Valley.



The impressive original front door opens into the entrance vestibule from which intercom access is gained through the part glazed inner door to the communal hallway. From there the impressive dark wood original staircase rises up to the 1st floor landing with Apartment 4 being on the right hand side.

Apartment 4

Entrance Hall: With radiator, coved ceiling and door entry inter-com system. There is a substantial built-in cloaks cupboard and panels doors to all rooms.

Open Plan Kitchen and Dining Lounge: – Distinctly split into 2 area with an open archway separating the 2 areas.



Lounge Area – a light and open space with 2 sash windows (including window seat) affording views over the hall grounds to the valley. There is an attractive marble fireplace with coal effect electric fire inset and matching hearth.



Kitchen Area: Having a good range of modern base and wall units, laminated working surfaces and tiled splash-backs. There is an inset stainless steel sink unit, built-in oven with gas hob and stainless steel extractor above. There is space for a large fridge freezer whilst the Vokera gas central heating boiler is situated within one of the wall cupboards.



Master Bedroom - A large double bedroom with sash window to the front, radiator and coved ceiling.



Second Bedroom: Again, to the front, with sash window, radiator and coved ceiling



Shower Room – a generous room fitted with a modern white suite comprising large walk-in shower cubicle, wash hand basin, and low flush WC. Wall cupboards.

Outside

To the front of the house is the gravelled communal parking area with space for residents and visitors.



There are delightful communal ground to the front and south aspect of the hall, filled with an array of mature shrubs, plants and trees interspersed with lawn and seating areas.



GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss 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 Whitby take the A171 Guisborough Road to the A169 Pickering roundabout, taking the left turn on to the A169. Travel to the village of Sleights and Sleights Hall is situated $\frac{3}{4}$ of the way through the village on the left hand side.



What3words: arise.vast.stuffy (Entrance to Sleights Hall)

Services: It is understood that the property is connected to mains water, gas, drainage and electricity. The central heating runs on gas with a boiler in the kitchen.

Council Tax: The property is assessed as band 'C' for council tax. North Yorkshire Council. Tel: 01723 232323.

Tenure: We understand that the property is held on a 125 year lease set up in 2002. The lease does NOT allow holiday letting. The service charge which covers building insurance is currently set at £137.50 pcm.

Post Code: YO22 5EH

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		78 C	84 B



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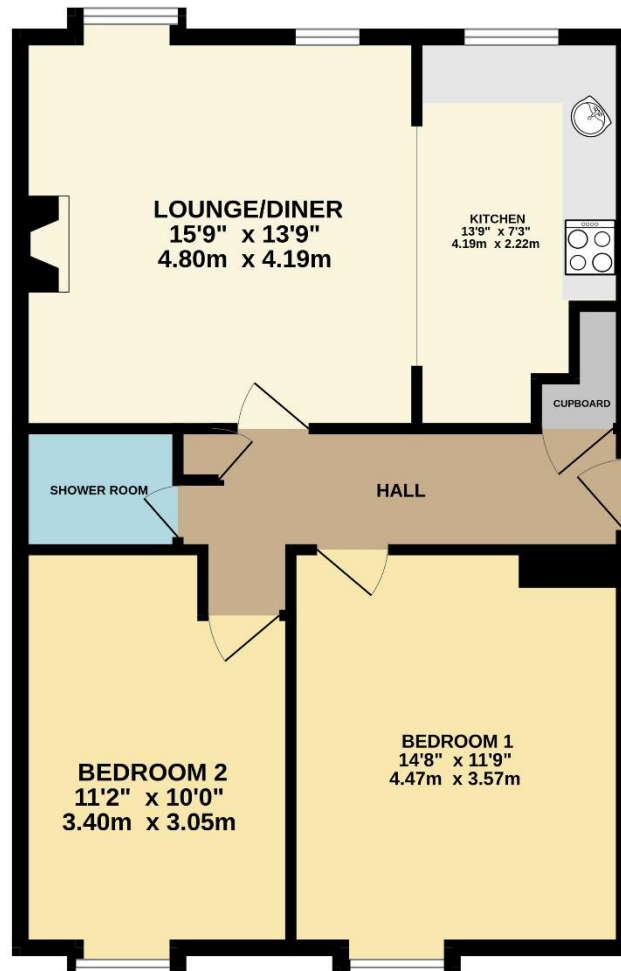
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GROUND FLOOR
678 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (62.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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