



01947 601301



117 COACH ROAD,
SLEIGHTS

3 BED SEMI-DETACHED HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Semi-Detached Stone House with Parking
- Cosy Lounge with Log Burner & Bay Window
- Rear Extension with a Dining Room & Garden Room
- Kitchen with Integrated Appliances & Separate Utility
- 3 Bedrooms & Modern Bathroom Suite
- Gas Central Heating & Double-Glazing Throughout
- Off-Street Parking for 2 Vehicles
- Rear Garden with Patio, Lawn & Mature Planting
- Close to Village Amenities including Primary School, GP Surgery & Pubs

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 3

Parking: DRIVEWAY

Outside Space: GARDEN

Tenure: FREEHOLD

01947 601301

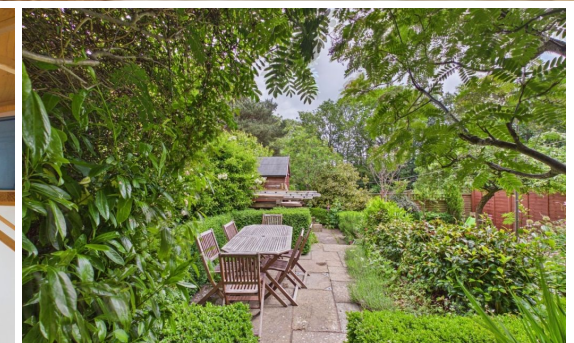
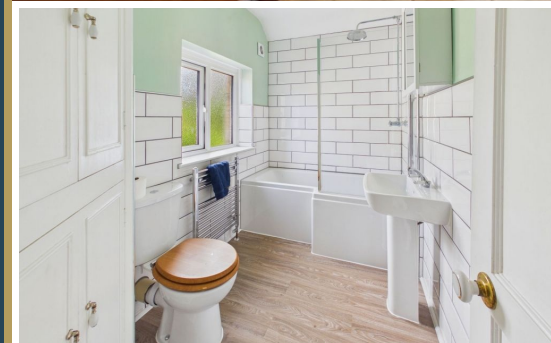
www.hopeandbraimstateagents.co.uk



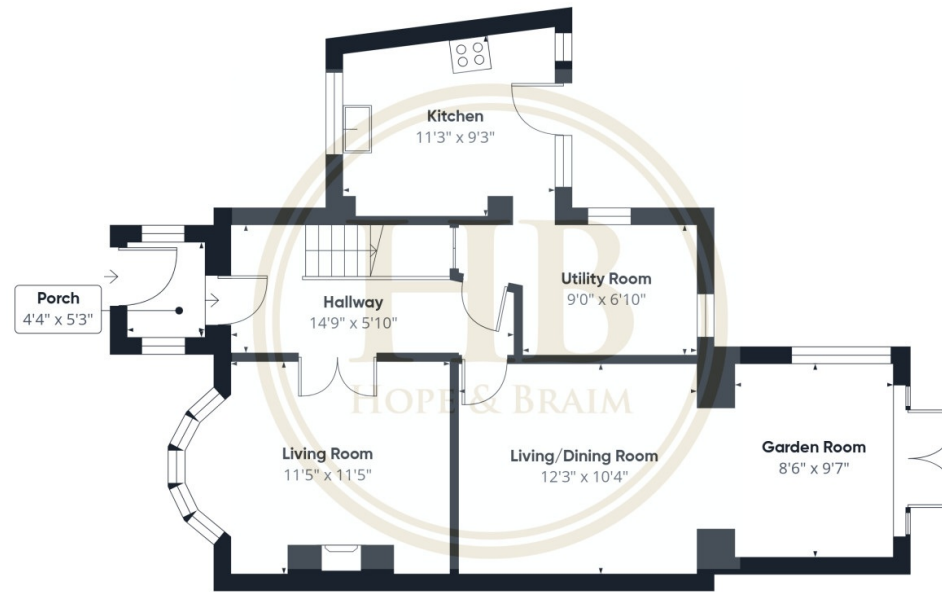
117 COACH ROAD, SLEIGHTS- 3 bed Semi-Detached House -£299,950



Hope & Braim are delighted to present 117 Coach Road, a well-appointed stone semi-detached house situated in the heart of Sleights, one of the Esk Valley's most popular and well-served villages. Approached via a private driveway providing off-street parking for two vehicles, the property is entered through a welcoming porch before opening into the main accommodation. The ground floor is arranged to offer excellent flexibility for family life, anchored by a cosy lounge featuring a bay window to the front and a log-burning stove, a particularly appealing focal point during the cooler North Yorkshire months. To the rear, a thoughtful extension has created additional living space in the form of a dining room and garden room, with the latter providing a pleasant, light-filled space overlooking the garden. The kitchen is well-equipped with integrated appliances and is served by a separate utility room, a practical arrangement that keeps the main living areas uncluttered. To the first floor, three bedrooms provide comfortable family accommodation, complemented by a modern bathroom suite. Gas central heating and double glazing are installed throughout, ensuring the property is warm and efficient year-round. Externally, the rear garden has been laid out to offer genuine appeal across the seasons, with a patio area ideal for outdoor dining, a lawned section, and established mature planting that provides colour and a sense of privacy. Sleights is well-regarded for the quality and range of its village amenities, with a primary school, GP surgery, public houses, and independent shops all within easy reach. The village also benefits from a railway station on the scenic Esk Valley line, offering connections to Whitby and beyond.



117 COACH ROAD, SLEIGHTS- 3 bed Semi-Detached House -£299,950



Floor 0



Floor 1



Approximate total area⁽¹⁾
1024 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

