

The Avenue, Sleights, Whitby, North Yorkshire

£360,000

An immaculate, deceptively spacious and versatile home in this desirable village location. Stunning private gardens and Esk valley views.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this superbly presented and much loved home, ideally situated in this desirable and convenient Esk Valley village near Whitby. Offering versatile and spacious accommodation over 2 floors with exceptional outside space. The accommodation includes a spacious reception hall, very large lounge areas, dining room, stylish kitchen, 2 ground floor bedrooms, stunning bathroom and 2 first floor double bedrooms (one with en-suite). Externally there is an outstanding front garden, driveway, garage and landscaped rear gardens. Featuring: superb presentation, gas central heating, double glazing, spacious rooms, attractive rear views and excellent privacy. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, accommodation, presentation, gardens, view, privacy and value.

LOCATION

The established and highly desirable village of Sleights is conveniently located in the lower Esk Valley and has plentiful amenities, as well as being within easy reach of Whitby and the many further amenities and tourist attractions on offer there. The village itself offers a range of quality shops, an award winning butcher/delicatessen, a doctor's surgery and a post office. There is also easy access into the surrounding countryside, North York Moors National Park, beautiful coastline, rural walks and surrounding villages. Whitby is one of the best regarded northern UK coastal towns, and the area is ideal for holiday makers and those looking to live or retire by the sea. Pickering, York and Scarborough are also within easy reach, where there is a further wide choice of shops, restaurants, bars and tourist attractions. There are excellent transport links, making this area a popular choice with commuters and holiday makers.

DIRECTIONS

Sat Nav location: YO22 5BS.

GROUND FLOOR

Glazed front porch leads into the spacious central reception hall, with stairs up and large storage cupboards.

Lounge 14' 5" x 13' 10" (4.39m x 4.21m) (plus 10' 4" x 8' 9")

A large comfortable room with front picture window over the garden, focal point multi-fuel stove and open plan into a further lounge area and onwards to:

Dining Room 13' 9" x 8' 11" (4.19m x 2.72m)

Rear and side windows, ideal for formal dining.

Kitchen 16' 2" x 9' 10" (4.92m x 2.99m)

Superbly appointed with modern units and a range of built in appliances. Rear windows and door to:

Conservatory 10' 5" x 9' 7" (3.17m x 2.92m)

An ideal relaxing and hobby space with side and rear windows and door to the garden.



Bedroom One 13' 4" x 10' 10" (4.06m x 3.30m) max. Generous double bedroom with a full range of fitted complementary furniture.

Bedroom Four / Snug 9' 8" x 7' 10" (2.94m x 2.39m)

Ideal as a bedroom, snug or home office, with rear French doors onto the rear gardens.

Bathroom 9' 10" x 9' 10" (2.99m x 2.99m)

Stylishly appointed with a contemporary bath suite with twin hand basins and large shower area.

FIRST FLOOR

Central landing with storage/linen cupboard and rear roof window. Access to a useful loft storage area.

Bedroom Two 13' 10" x 9' 10" (4.21m x 2.99m) max floor area plus cupboards.

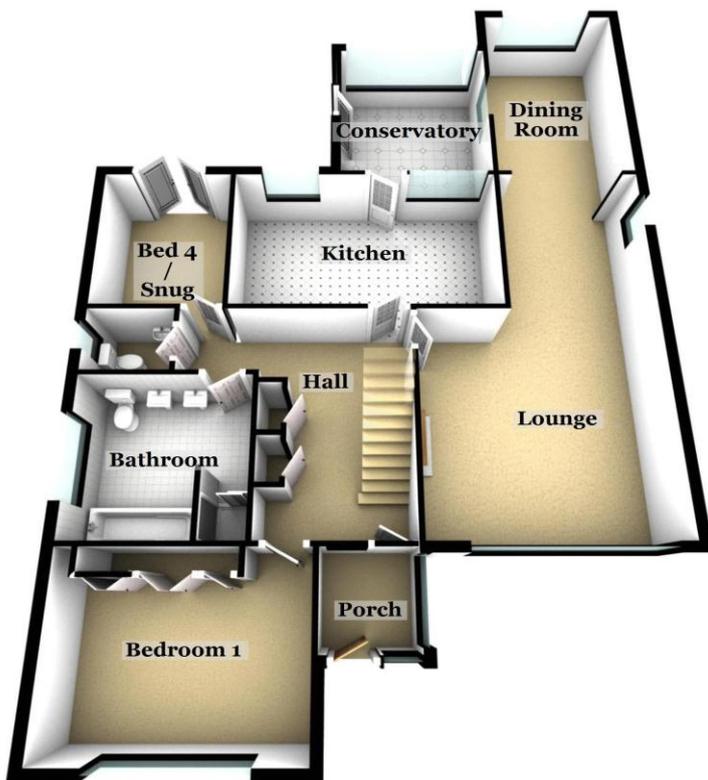
Double bedroom with side window and deep fitted wardrobes.

Bedroom Three plus En-Suite 11' 9" x 10' 0" (3.58m x 3.05m) max floor area plus cupboards and en-suite.

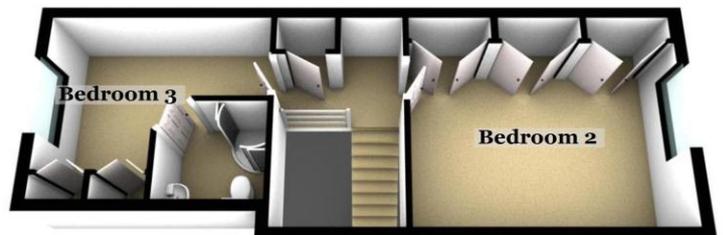
Double bedroom with side window, deep fitted wardrobes and a contemporary en-suite shower room.



Ground Floor



First Floor





OUTSIDE

To the front is an exceptional landscaped garden with lawn and a huge selection of established and well tended plants and shrubs. The driveway provides ample parking and leads to the detached garage. The garage is a good sized single with roller door, side door, power, light and plumbing for utilities. The rear gardens are relatively low maintenance, landscaped and provide a relatively secluded flowering haven to relax and entertain in. There are far reaching views across the valley, various seating areas, a garden shed and a further sloped lawn area to the rear.

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire, Cumbria and surrounding counties. Our agency fees are competitive with NO setting up fees, NO hidden catches and NO long contract tie ins.

To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

We are specialists in handling Period, Individual and Rural properties throughout the region.

Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.

Council Tax Band: E.

These details were prepared / amended on: 17/10/2017

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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
Not energy efficient - lower running costs (1-10) A			Very environmentally friendly - lower CO ₂ emissions (10-100) A		
(11-15) B			(21-30) F		
(16-20) C			(31-40) G		
(21-25) D			(41-50) F		
(26-30) E			(51-60) G		
(31-35) F			(61-70) G		
(36-40) G			(71-80) G		
Not energy efficient - higher running costs (41-55) G			Not environmentally friendly - higher CO ₂ emissions (81-100) G		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Phone: 01423 20 60 60

E-Mail: sales@dalesandshires.com

Web: www.dalesandshires.com

Office: Windsor House, Cornwall Road, Harrogate, HG1 1LE

