RICHARDSON & SMITH
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8 THE AVENUE
SLEIGHTS, WHITBY

Whitby 3m. *Pickering 18m* *York 45m*



A SPACIOUS, BEAUTIFULLY PRESENTED 2/3 BEDROOM DETACHED BUNGALOW WITH STUNNING OPEN PLAN LIVING AREA TO THE REAR. CURRENTLY 2 DOUBLE BEDROOMS WITH THE POTENTIAL FOR A 4th BEDROOM IN THE ATTIC, THE BUNGALOW HAS GARDENS TO FRONT AND REAR, AMPLE PARKING AND DETACHED GARAGE. A SHORT WALK TO VILLAGE AMENITIES AND JUST A COUPLE OF MILES FROM WHITBY

Accommodation:
Ground Floor: Entrance Vestibule, Hallway, Lounge, Kitchen Diner And Living Area, Rear Utility,
2 Double Bedrooms, , House Bathroom.
Outside: Gardens to front and rear. Driveway Parking, Detached Garage

Guide Price: £365,000

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PARTICULARS OF SALE

8 The Avenue is an individually designed and built bungalow which might surprise you, being much larger than it first appears. The vendors have carried a comprehensive programme of refurbishment and re-configuration to create a truly delightful home, yet still with potential to do more. The large open plan kitchen living room is the hub of the house but the equally delightful lounge and large double bedrooms add to the appeal.

Although it has an open aspect and in the centre of the village, the bungalow affords a good deal of relative privacy being set a few feet above the level of the road and pavement, whilst here is ample off-road parking, a detached garage and gardens to the front and rear. With village amenities being just a short walk and Whitby just a couple of miles away this a property worthy of serious consideration.

Approached from the driveway a short flight of steps led up to a terrace across the front of the property, where a part glazed door set in a glazed screen opens into:

Entrance Hall: With a tiled floor and a glazed inner door and screen opening through to a wide entrance hall from which there are wood doors off to all rooms and a door to the staircase to the large attic which has potential for development, subject to the necessary permissions and building regulations.



The spacious lounge (possible 3rd bedroom) has a broad window to the front overlooking The Avenue and on to Lowdale, and a focal gas fire with composite surround and hearth





A glazed door from the hallway opens into the large kitchen dining and living area. This re-conformed room is the hub of the house, all down lit and having an engineered wood floor, is split in to a number of various distinct areas creating a very useable living space.



The kitchen area is fitted with a painted Oak range of base units with matching wall cupboards over, composite working surfaces and has integral fridge, freezer, microwave and double oven. There is a central matching island with inset 1½ bowl ceramic sink unit and integral dishwasher. A window overlooks the rear garden whilst leading off this area is the utility which has plumbing for an automatic washing machine and has a door to the rear garden.

The spacious seating area has double doors opening out into the garden and fitted shelving and book case to one wall.





There are two double bedrooms, one to the front of the house and the second larger one to the rear, having double doors opening into the rear garden.



The bathroom lies on the front of the house and is fitted with a modern white suite in a contemporary style with comprising a freestanding square bath, separate large walk-in shower cubicle, a wash-basin with vanity unit and WC.



Outside

At the front, the property has a wide concreted driveway suitable for parking a number of cars and leading up to…

Garage: **18'0 x 12'0** (external dimensions) The detached garage has a sliding wooden door and a window to the side. There is electric light and power plus water.

To the front of the house is a modest, level garden with a broad circular paved path, which is well stocked with plants and shrubs. Above this stands a terrace running across the front of the property and opening onto a gate which leads down the side to the sheltered rear yard which is low maintenance with raised beds to a retaining wall and offers a delightful private to sit and enjoy.



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 A169 towards Pickering and Malton. After reaching Sleights, cross the bridge and drive up the main road through the village, turning second left onto The Avenue, just before the village hall. No.8 lies at the end of The Avenue on your right-hand side.

What3words: shelved.lushly.data

Services: The house is connected to mains water, electricity, gas and drainage. The central heating is via a gas boiler located with a unit in the kitchen.

Local Taxation: The property is band E for council tax. North Yorkshire Council. Tel 0300 1312131.

Post Code: YO22 5BS

Tenure: Freehold

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.

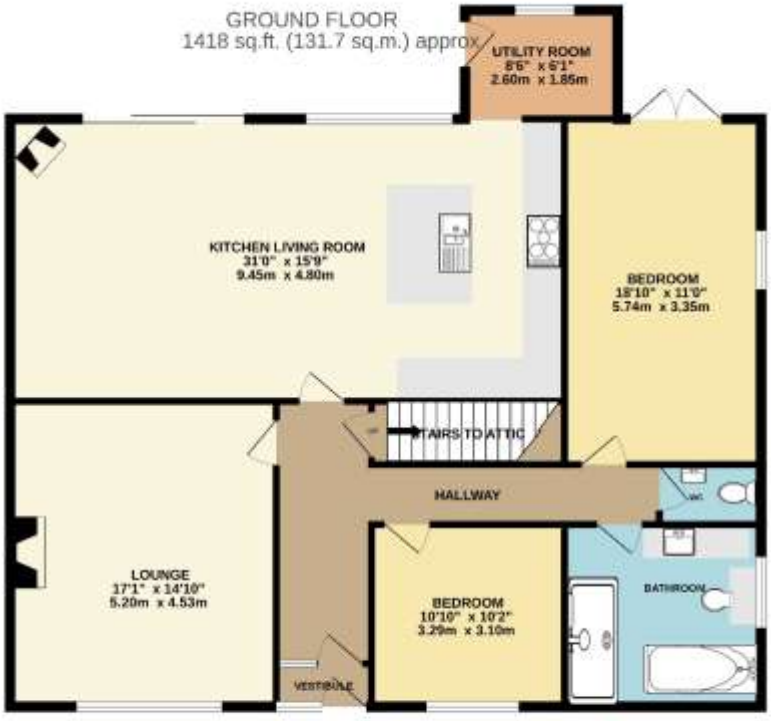











GROUND FLOOR
1418 sq.ft. (131.7 sq.m.) approx
UTILITY ROOM
8'6" x 6'1"
2.60m x 1.85m
KITCHEN LIVING ROOM
31'0" x 15'9"
9.45m x 4.80m
BEDROOM
18'10" x 11'0"
5.74m x 3.35m
STAIRS TO ATTIC
HALLWAY
LOUNGE
17'1" x 14'10"
5.20m x 4.53m
BEDROOM
10'10" x 10'2"
3.29m x 3.10m
BATHROOM
VESTIBULE