

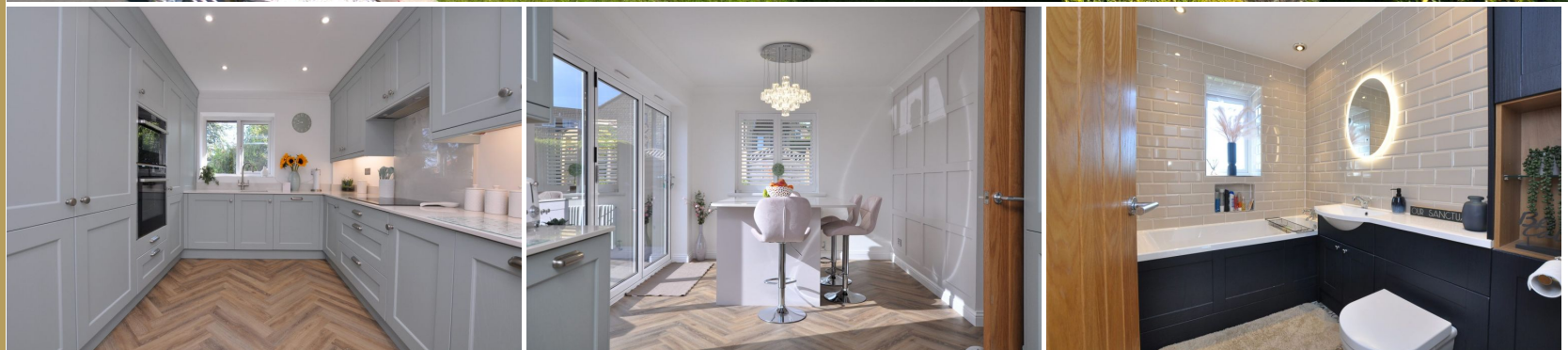


01947 601301



9 SMIDDYFIELDS, SLEIGHTS

3 BED DETACHED BUNGALOW



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PROPERTY FEATURES

- Detached House in Immaculate Condition
- Open Plan Kitchen/Diner with Bi-Fold Doors onto Sun Terrace
- Cosy Lounge with Contemporary Living Flame Fireplace
- 3 Double Bedrooms & 2 Modern Bathrooms
- Landed & Low-Maintenance Gardens with Covered Deck
- Garage with Electric Charging Point
- Well-served Village with Shops, Local GP Surgery & Primary School

Type: **DETACHED BUNGALOW**
Availability: **FOR SALE**
Bedrooms: **3**
Bathrooms: **2**
Reception Rooms: **1**
Parking: **DRIVEWAY, GARAGE**
Outside Space: **GARDEN, TERRACE**
Tenure: **FREEHOLD**

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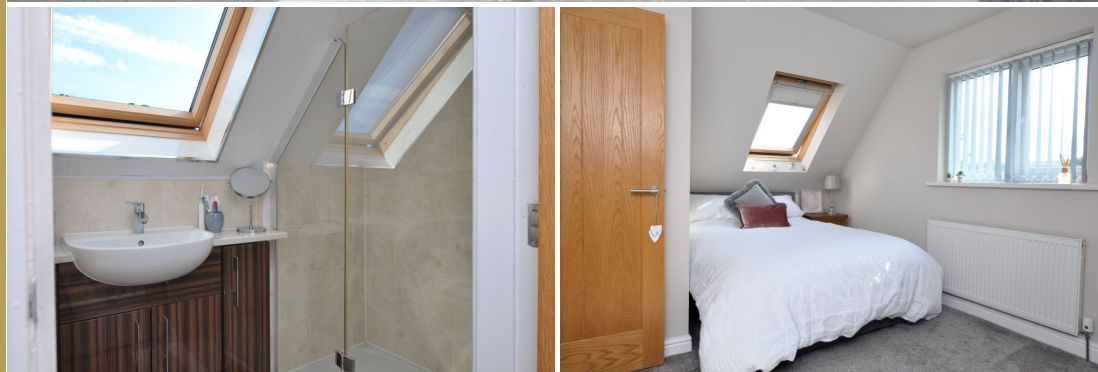
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9 SMIDDYFIELDS, SLEIGHTS - 3 bed Detached Bungalow - £375,000



Hope & Braim are delighted to present 9 Smiddy Fields in Sleights to the market. Located at the foot of a quiet cul-de-sac in a village setting with rural views is this detached bungalow that is in immaculate condition throughout. With over 1,100 sq ft of accommodation spread over two floors, this is generous home that is suitable for families as well as retirees. There is a comfortable lounge, open plan kitchen/diner with Bi-Fold Doors onto a sun deck, a double bedroom and a modern bathroom suite. Whilst upstairs there are two further double bedrooms that share a modern shower suite, all benefitting from having gas central heating, double-glazing and quality fixtures & fittings throughout. Outside the garden has been landscaped with a sun deck off the kitchen/diner that enjoy a south-westerly aspect and to the rear is a low-maintenance artificial turfed lawn with a covered deck that is the perfect entertaining area that faces south. A detached garage with an electric charging point plus a block-paved driveway provides ample off-street parking. The village is well-served by having a range of shops, local GP surgery and a Primary School and is located on the edge of the North York Moors National Park with the coast only 3 miles away.

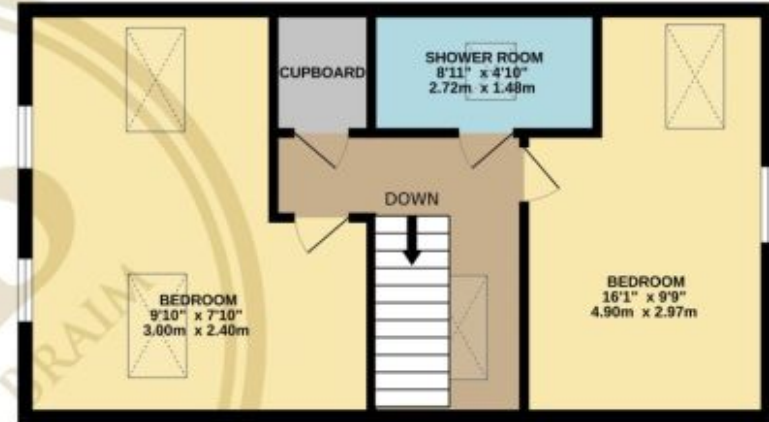


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GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England, Scotland & Wales		EU Directive 2002/91/EC



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