



01947 601301



63 COACH ROAD,  
SLEIGHTS

4 BED DETACHED BUNGALOW



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## PROPERTY FEATURES

- Detached Bungalow with Gardens and a Garage
- 1,500 sq ft of accommodation all on one-level
- Lounge/Diner with Log Burning Stove
- 4 Bedrooms & 3 Bathrooms
- Modern Gas Central Heating & Double-Glazing
- Attached Garage with an In and Out Driveway
- Well-Maintained Gardens with Sheltered Terrace
- Close to Village Amenities including Shops & GP Surgery

Type: **DETACHED BUNGALOW**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **3**

Reception Rooms: **1**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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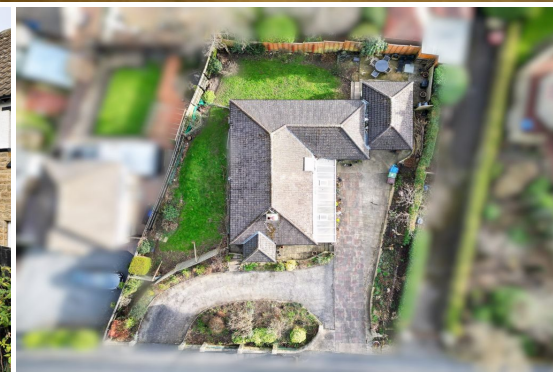
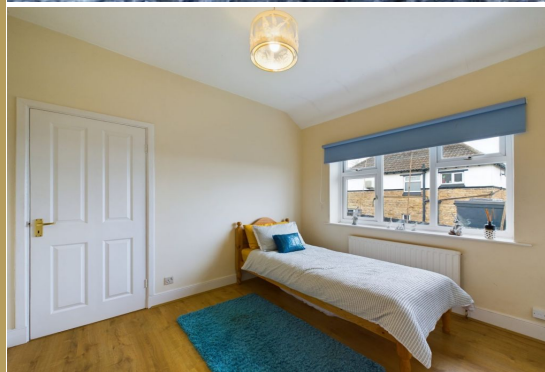
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63 COACH ROAD, SLEIGHTS - 4 bed Detached Bungalow - £395,000



Hope & Braim are delighted to present 63 Coach Road in Sleights to the market. A substantial detached bungalow with surrounding gardens and a garage located in a village setting with a rural outlook close to the coast. The property has been well-maintained and benefits from having modern gas central heating and double-glazing throughout. The accommodation is both light and spacious with generously sized rooms with large glazing that flood the spaces with natural light and enjoying views. The bungalow is over 1,500 sq ft comprising living space of a spacious entrance hall, a lounge/diner with a cosy log burning stove and a kitchen with fitted cabinets and integrated appliances. There four double bedrooms, two having their own en-suites plus there is a family bathroom. The former garage has been converted into one of the en-suite bedrooms, ideal for guest accommodation. Outside the gardens have been well maintained and are mainly laid to lawn with mature borders and there is a sheltered terrace to the rear that enjoys views across to Carr Hill. There is an in and out driveway allowing easy access onto Coach Road, plus there is ample parking on the extended driveway that also leads to the attached garage. Sleights Village is a well-served village with local shops, a GP surgery and a Primary School, and is only a few miles from the coastal town of Whitby.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		
		81
	61	



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.

