



01947 601301



17 HALL PASTURE,
SLEIGHTS

3 BED TERRACED HOUSE



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PROPERTY FEATURES

- Mid Terrace House with Garden & Views
- Cosy Lounge & Open Plan Kitchen/Diner
- 3 Bedrooms & Family Bathroom Suite
- Gas Central Heating & Double-Glazing Throughout
- Rear Garden that backs onto a Childrens Play Park
- Elevated Plot with Rural Views to the front
- Well-Served Village with Shops, Local GP Surgery & Primary School

Type: **TERRACED HOUSE**
Availability: **FOR SALE**
Bedrooms: **3**
Bathrooms: **1**
Reception Rooms: **1**
Outside Space: **GARDEN**
Tenure: **FREEHOLD**

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17 HALL PASTURE, SLEIGHTS - 3 bed Terraced House - £179,950



Hope & Braim are delighted to present 17 Hall Pasture in Sleights to the market. This mid-terrace house is both light and spacious with large glazing that floods this home with natural light and boasts countryside views. Being located at the top of a grassed bank these homes really do have great views to the front and they also back onto a Children's Play Park with the rear garden having a gate with direct access, making it ideal for families with young children. The property has been well-maintained and benefits from having modern gas central heating and double-glazing throughout but still has scope to be updated and improved. Downstairs there is a cosy lounge to the front and an open plan kitchen/diner to the rear that has patio doors that open onto the private garden. Upstairs there are three bedrooms, comprising two doubles and a single bedroom, plus a family bathroom with a three-piece bathroom suite. Outside there is an enclosed rear garden which has been tiered with a terrace that has a Westerly Aspect. There is no allocated parking for the property but there is on street parking close by. Sleights Village is a well-served village located on the edge of the NYMNP and only three miles from the coast.



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Approximate total area⁽¹⁾
923.01 ft²

Reduced headroom
4.67 ft²

(1) Excluding balconies and terraces

Reduced headroom:
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.

