



01947 601301



14 BIRCH AVENUE,
SLEIGHTS

5 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached Stone House with a Garden & Double Garage
- Period Home with Features including Stained Glass & Fireplaces
- 3 Reception Rooms with Bay Windows
- Kitchen/Diner with Pantry & Separate Utility Room
- 5 Bedrooms & 2 Bathrooms
- Galleried Landing & Large Loft Space
- Gas Central Heating & Double-Glazing Throughout
- Lawned Garden with Mature Beech Trees

Type: **DETACHED HOUSE**
Availability: **FOR SALE**
Bedrooms: **5**
Bathrooms: **2**
Reception Rooms: **3**
Parking: **DOUBLE GARAGE**
Outside Space: **GARDEN**
Tenure: **FREEHOLD**

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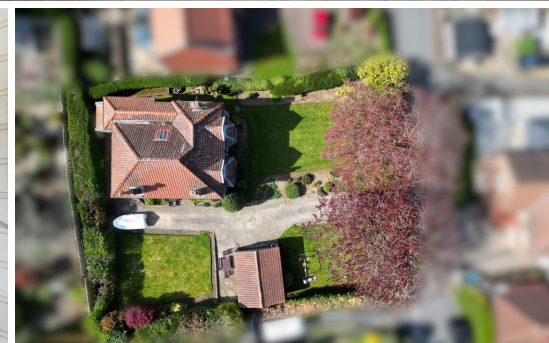
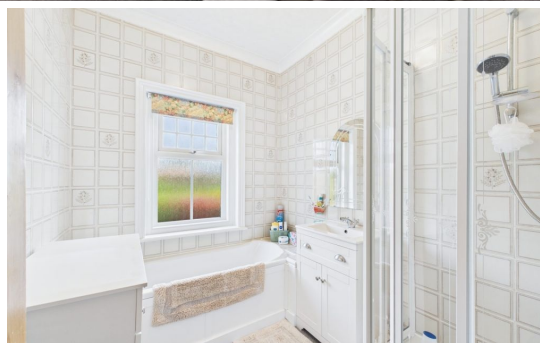
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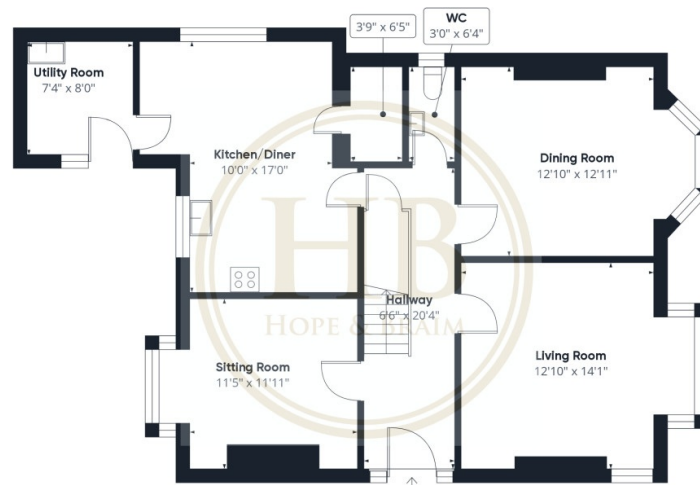
14 BIRCH AVENUE, SLEIGHTS- 5 bed Detached House -£500,000



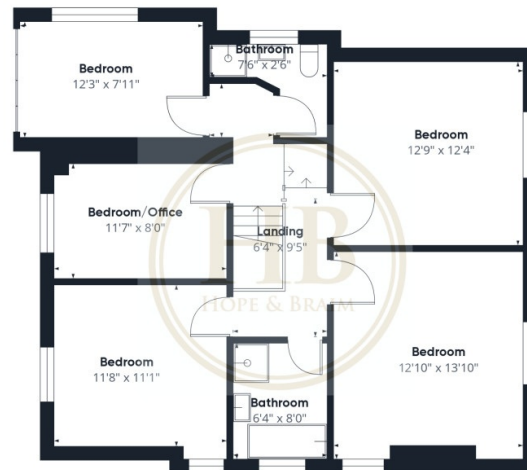
Hope & Braim are delighted to present 14 Birch Avenue in Sleights to the market. This handsome stone house has a large garden and a double garage that is in a village with amenities and has both the Moors and Coast on its doorstep. Believed to have been built in the early 1900's this period home has some fine features including high ceilings, fireplaces and stained glass, whilst also having modern gas central heating and double-glazing. There is a grand entrance hall with an arched door and stained glass that floods the hall with coloured light and there is a carved balustrade staircase leading up to a galleried landing. Off the hall there are three reception rooms comprising a lounge and dining room both with Bay Windows to the front elevation and a sitting room at the rear with an inset fire and another Bay Window. The property was extended to the rear approximately fifty years ago and adds a kitchen/diner with a pantry cupboard and a utility room on the ground floor and two extra bedrooms and a second bathroom upstairs. Upstairs there are a total of five bedrooms and two bathrooms. Four of the bedrooms are generous doubles with the fifth used as a single bedroom/office, ideal for a large family. The property has been well-maintained but does offer an opportunity to be updated with new fixtures & fittings, namely the kitchen and bathroom suites. Outside there is a large, mainly lawned garden with two mature Beech Trees that flank the central driveway and help screen the house and a south-facing patio area that is tucked behind the double garage.



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Floor 0



Floor 1



Approximate total area⁽¹⁾
1794.68 ft²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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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.

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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.

