



01947 601301

## 7 ORCHARD ROAD, SLEIGHTS

4 BED SEMI-DETACHED HOUSE



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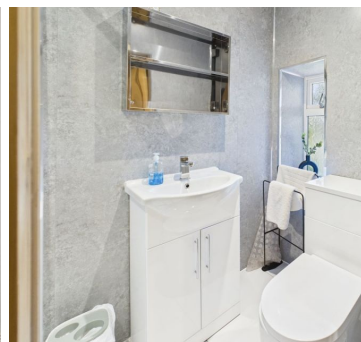
## PROPERTY FEATURES

- Stone Semi-Detached House with a Large Garden
- Lounge with a Fireplace & Rural Views
- Open Plan Kitchen/Diner with Cooker Inglenook
- Lower Ground Floor with a Room & En-Suite
- 3 Upstairs Bedrooms & Shower Room
- Gas Central Heating & Double-Glazing Throughout
- Outdoor Terrace overlooking The Garden
- Off-Street Parking & Outbuilding to the Front

Type: **SEMI-DETACHED HOUSE**  
Availability: **FOR SALE**  
Bedrooms: **4**  
Bathrooms: **2**  
Reception Rooms: **1**  
Parking: **DRIVEWAY**  
Outside Space: **GARDEN, TERRACE**  
Tenure: **FREEHOLD**

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7 ORCHARD ROAD, SLEIGHTS- 4 bed Semi-Detached House -£265,000





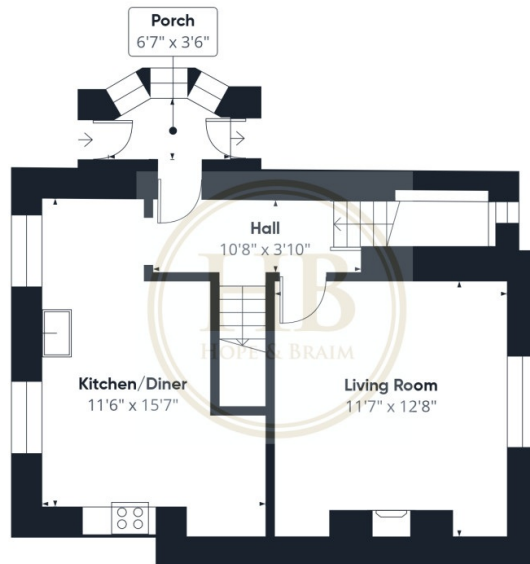
A characterful stone semi-detached home in the heart of Sleights, where period charm meets practical family living. This delightful property offers something rather special: genuine character combined with versatile accommodation across three floors. The stone construction and pan tiled roof speaks to its heritage, whilst thoughtful updates ensure modern comfort throughout. Step inside to discover a welcoming lounge where a working fireplace creates the perfect focal point for cosy evenings. The rural views beyond remind you of the village's peaceful setting, yet you're wonderfully positioned for local amenities. The open-plan kitchen/diner is a real triumph – that cooker inglenook isn't just decorative; it's a talking point that anchors the heart of the home, perfect for family gatherings and entertaining friends. What sets this property apart is its flexibility. The lower ground floor offers a self-contained room with en-suite – ideal for guests, teenagers seeking independence, or perhaps a work-from-home arrangement. Upstairs, three genuine bedrooms provide ample family accommodation, complemented by a well-appointed shower room. Outside, the large garden is a treasure. Whether you're a keen gardener, need space for children to play, or simply dream of summer evenings al fresco, this generous plot delivers. The outdoor terrace provides the perfect vantage point for enjoying your garden and those lovely rural views. Practical considerations haven't been overlooked either – off-street parking and an outbuilding to the front add valuable storage and convenience. With gas central heating and double-glazing throughout, this home is ready to move straight into. Sleights offers an enviable position between moors and coast, with excellent local schools and community spirit – everything needed for comfortable Yorkshire living.



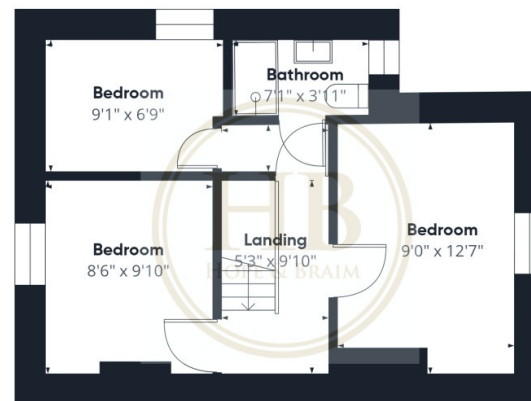
7 ORCHARD ROAD, SLEIGHTS- 4 bed Semi-Detached House -£265,000



Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
865 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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