



01947 601301



40 BIRCH AVENUE,
SLEIGHTS

3 BED SEMI-DETACHED HOUSE



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PROPERTY FEATURES

- Semi-Detached House on a Corner Plot
- Lounge with Fireplace & South-Facing Window
- Kitchen & Separate Dining Room with French Doors
- Undecorated Utility Room, Store & Outdoor WC
- 3 Bedrooms & 1 Bathroom Suite
- Gas Central Heating & Double-Glazing Throughout
- Large Garden with Walled Boundary & Parking
- Ideal Family Home close to Village Amenities & Schools

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Parking: DRIVEWAY

Outside Space: GARDEN

Tenure: FREEHOLD

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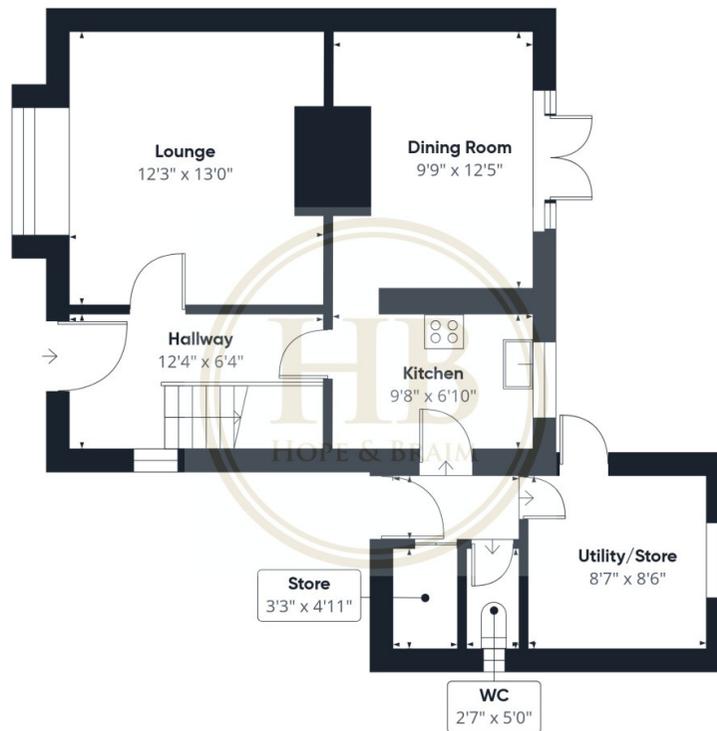
40 BIRCH AVENUE, SLEIGHTS- 3 bed Semi-Detached House -£255,000



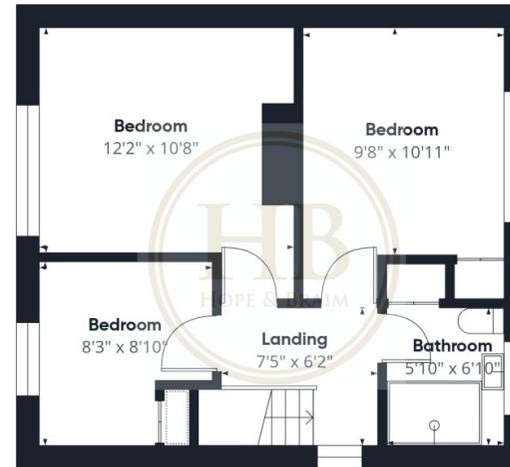
A Semi-Detached Home with a Large Garden on a Corner Plot in Sleights. Occupying a generous corner plot in the popular village of Sleights, this well-maintained three-bedroom semi-detached house presents an exciting opportunity for those with the vision to place their own stamp on a property with excellent underlying bones. The décor is honestly dated, but the house has been carefully looked after throughout, and with gas central heating, double-glazed windows, and a large walled garden already in place, the foundations for a wonderful family home are firmly established. Scope to improve, modernise, and potentially extend makes this a prospect worthy of serious attention. Inside, the lounge provides a comfortable reception room, complete with a fireplace and a south-facing window that ensures a bright and pleasant aspect throughout the day. The kitchen and separate dining room, the latter opening through French doors to the outdoor patio offer a practical and sociable arrangement well-suited to family life. An undecorated utility room, store, and outdoor WC add further useful space and hint at the additional potential that sympathetic improvement could unlock. Upstairs, three bedrooms and a family bathroom suite provide straightforward, well-proportioned accommodation suitable for a growing family. Outside, the large walled garden is a genuine asset, private, secure, and offering far more space than is typically found with properties of this type. Parking is also available. Sleights itself is a thriving village with a strong community, well-regarded schools, and a good range of everyday amenities, while Whitby's town centre and coastline lie just a short drive away. For families seeking space, potential, and value, this property deserves an early viewing.



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Floor 0



Floor 1

Approximate total area⁽¹⁾
948 ft²

(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.

GIRAFFE360

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