

## DOWNSWOOD 17 BROOK PARK, BRIGGSWATH



**A sensitively restored detached house surrounded by attractive gardens, occupying an elevated position to take full advantage of far reaching views.**

The accommodation briefly comprises: verandah, entrance hall, cloakroom, sitting room, dining room/bedroom four, dining kitchen, utility room, ground floor bedroom, galleried landing, two further double bedrooms & stylish family bathroom.

Gas central heating.

Single garage, workshop, boiler room, cellar store.  
Off street parking and attractive gardens on all sides.

### GUIDE PRICE £335,000

Downswood is an attractive and beautifully presented detached family house, commanding lovely views from its elevated position. Believed to date from the 1930's, the property has been carefully and sensitively restored over recent years with improvements including upgrades to the plumbing and electrics whilst restoring original features such as the timber panelled hall and period windows. The spacious and well-proportioned accommodation is laid out on two floors and comprises: sitting room and dining room both with open fires and lovely views, dining kitchen with Rayburn, utility room, ground floor bedroom and cloakroom. On the first floor: two further double bedrooms and a stylish family bathroom. Attractive gardens surround the property and consist of lawn, well stocked borders providing year round colour and interest. An attractive decking area occupies an elevated spot, ideal to take in the afternoon sun. There is space for 3 cars to park on the drive, in addition there is a single garage, adjoining workshop, boiler room and cellar store.

Briggswath is a quiet neighbourhood in a sought-after part of the village of Sleights. This is an exceptionally well-served village, with a wide range of shops, primary school, church and doctor's surgery. Briggswath lies approximately two miles from Whitby and 17 miles from the market town of Pickering. Brook Park is a private road made up of individual properties; Number 17 is identified by our For Sale board.

## **ACCOMMODATION**

### **VERANDAH**

1.5m (4'11") x 1.2m (3'11")

Quarry tiled floor.

### **ENTRANCE HALL**

5.7m (18'8") x 2.60m (8'6") (max)

Half panelled walls. Plate rack. Thermostat. Telephone point. Radiator.



### **CLOAKROOM**

2.4m (7'10") x 0.9m (2'11")

Low flush WC and pedestal wash hand basin. Half panelled walls. Tile lockflooring. Casement window to the rear. Radiator.

### **SITTING ROOM**

4.9m (16'1") x 4.0m (13'1") (excl. bay)

Open fire with cast iron insert and pine surround. Bay window to the front and casement window to the side. Television point. Picture rail. Radiator.



### **DINING ROOM / BEDROOM FOUR**

3.8m (12'6") x 3.6m (11'10")

Open fire with cast iron surround and slate hearth. Picture rail. Casement window to the front. Television point. Radiator.



#### DINING KITCHEN

4.1m (13'5") x 4.0m (13'1")

Range of floor and wall units incorporating a stainless steel single drainer sink unit with mixer tap. Integrated fridge. Solid fuel Rayburn. Clothes airer. Electric, fan assisted oven, four ring hob and extractor hood over. Casement window to the side. Picture rail. Tile lock flooring. Radiator.



#### UTILITY ROOM

3.8m (12'6") x 2.1m (6'11")

Range of floor and wall units incorporating a stainless steel single drainer sink unit with mixer tap. Automatic washing machine point. Tile lock flooring. Casement window and half-glazed door to the rear. Radiator.

#### BEDROOM THREE

3.6m (11'10") x 3.4m (11'2")

Picture rail. Casement window to the rear. Wash hand basin in vanity unit. Radiator.

### FIRST FLOOR

#### LANDING

Picture rail. Loft hatch. Store cupboard with fitted shelving. Airing cupboard containing the hot water cylinder with electric immersion heater and shelving.

#### BEDROOM ONE

5.6m (18'4") x 3.5m (11'6") (max)

Access to eaves storage. Picture rail. Casement window with lovely views. Radiator.

#### BEDROOM TWO

4.0m (13'1") x 2.8m (9'2")

Casement window with lovely views. Fitted wardrobe. Eaves storage. Radiator.

#### BATHROOM & WC

3.1m (10'2") x 2.4m (7'10")

Matching white suite comprising: pedestal basin, low flush WC, bath and separate shower cubicle. Fully tiled walls. Tile lock flooring. Recessed ceiling lights. Casement window to the rear. Heated towel rail. Radiator.

### OUTSIDE

Attractive gardens lie on all four sides of the property and consist of lawn, shrub borders and vegetable plot with greenhouse. A tarmac driveway provides space to park and leads to a single garage with adjoining workshop. The gardens enjoy a good deal of privacy and take advantage of the lovely views.

#### GARAGE

4.6m (15'1") x 2.9m (9'6")

Electric light and power. Concrete floor. Casement window to the side.

#### WORKSHOP

4.7m (15'5") x 2.0m (6'7")

Concrete floor. Electric light and power. Casement window.



#### BOILER STORE

2.0m (6'7") x 1.2m (3'11")

Ideal Classic gas fired central heating boiler. Electric meter and fuse box.

#### CELLAR

4.8m (15'9") x 1.9m (6'3") (min)

Electric light and power. Used for log/garden storage.



#### GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.  
Gas central heating.

Council Tax: Band: F.

Post Code: YO21 1RT

Tenure: Freehold with vacant possession upon completion.

Viewing: Strictly by appointment through the Agent's office in Pickering.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

