

20 BROOK PARK BRIGGSWATH, SLEIGHTS



Attractive, well maintained and presented family home with four bedrooms occupying an elevated position to take full advantage of far reaching views.

The spacious accommodation briefly comprises: entrance hall, cloakroom, sitting room, smart dining kitchen and living room, Master bedroom with en-suite wet room and three further bedrooms and stylish family bathroom.

Gas central heating.

Single garage, Off street parking and garden.

OFFERS AROUND £330,000

20 Brook Park is an attractive four bed room detached property, commanding lovely views from its elevated position and located in the popular Briggswath area of Sleights. The property was extended and renovated some three years ago and refurbished to a high standard and with considerable attention to detail to create a spacious, modern family home.

There is a definite contemporary flair to the accommodation with a smart dining kitchen with Schmidt lacquer units and both the wet-room and family bathroom are fitted with smart modern Axor Hansgrohe suites. The accommodation comprises entrance hall, sitting room, cloakroom, dining kitchen and large living room, where natural light has been maximised with inset roof window lights. On the First Floor;; Four bedrooms including master bedroom with en-suite wet shower room and further family bathrooms. The floors to the ground floor are all wooden parquet and have under floor heating, whilst the domestic hot water system is partially powered through solar energy by way of solar panels on the roof. All the windows are double glazed.

The property is situated in an elevated position and as such has wonderful views south across Sleights and towards the moors. There is ample parking to be found on the paved drive and in the integral single garage. Paved pathways run to either side of the property to the rear where there is a decking area inset with lights. Steps lead up to the lawn which rises up to a level area and is planted with a number of mature shrubs and trees.



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.

ACCOMMODATION COMPRISES

FRONT DOOR

Entrance Porch with scrolled timberwork and canopy. Timber painted front door with opaque glazed panes over and to the side. Outside light

ENTRANCE HALL

Wooden parquet flooring. Fitted under stairs cupboard. Recessed lighting. Stairs to the First Floor. Doors to Living Room and Dining Kitchen.

SITTING ROOM

4.59 m(15'1") into bay x 3.64 m(11'11")
Square bay window to the front. Parquet floor. Television point. Telephone point. Recessed lights. Lighting circuit. Wall mounted gas fire with living flame. Fireside alcove with fitted shelves. Thermostat.

CLOAKROOM

1.68 m(5'6") max x 0.71 m(2'4")
Low flush WC with hidden cistern. Wash hand basin set in mirrored pedestal with cupboard. Recessed lights. Extractor fan. Parquet floor.

DINING KITCHEN

4.88 m(16'0") x 3.39 m(11'1")
Parquet floor. High quality range of matching base and wall units with laminate finish and soft close doors. Integrated units; NEFF oven, NEFF combination microwave and matching four ring NEFF induction hob with extractor hood over. Integrated NEFF dishwasher and Whirlpool washing machine. Single drainer one and a half bowl sink unit with mixer tap. Tiled splash back. Two wall light points. Window to the rear. Television point. Telephone point. Shelving. Door to the rear. Large roof light. Recessed lights including inset colour LED lights. Archway through to



LIVING ROOM

5.14 m(16'10") max x 3.64 m(11'11")

Parquet floor. Recessed lights. Television point. Telephone point. Dimmer switch. Shelving. Fully sliding and opening French doors with integral blinds, opening out onto the rear terrace. Part glazed roof. Window to the side.



FIRST FLOOR

LANDING

MASTER BEDROOM

3.67 m(12'0") x 3.62 m(11'11")

Triple window to the front elevation with far reaching views across to Echo Hill. Recessed lights with dimmer switch. Two wall light points. Radiator. Television point.



ENSUITE WET ROOM

2.10 m(6'11") x 1.76 m(5'9")

Fully tiled walls and floor. Axor Hansgrohe shower and matching low flush WC and wash hand basin. Tiled alcove. Recessed lighting. Window to the front elevation. Heated

ladder towel rail.

BEDROOM TWO

3.66 m(12'0") x 3.66 m(12'0")

Double room. Radiator. Television point. Telephone point. Triple window to the rear overlooking the garden. Recessed lighting with dimmer switch. Loft access hatch with drop down ladder. The loft is boarded for storage, has two velux windows and houses the Vitodens 200 Central heating boiler and twin hot water tanks which are partially heated by twin inset roof solar panels. Television point, telephone point and double sockets to attic space.

BEDROOM THREE

3.85 m(12'8") x 2.92 m(9'7")

Triple window to the front elevation with far reaching views across Echo Hill. Recessed lights. Radiator. Television point. Inbuilt wardrobe with range of fitted shelves and hanging space with electric light measuring 1.55m x 1m.



BEDROOM FOUR

3.40 m(11'2") x 2.76 m(9'1")

Television point. Window to the rear, overlooking the garden. Velux roof light.

FAMILY BATHROOM

2.11 m(6'11") x 2.03 m(6'8")

Matching Axor Hansgrohe suite comprising; bath with shower over and matching low flush WC and wash hand basin. Fully tiled walls and floor. Recessed lighting. Window to the rear elevation. Heated ladder towel rail.

OUTSIDE

SINGLE GARAGE

5.10 m(16'9") x 2.79 m(9'2")

Integral garage constructed of matching stone. Concrete floor. Metal up and over door. Single drainer single bowl stainless steel sink unit with mixer tap, set on units with

plumbing for a washing machine. Personal door to the side.

GARDEN

Immediately to the rear is a flagstoned paved area which gives way to decking with inset to the edges, perfect for outside dining or entertaining. Steps bordered by a number of mature shrubs lead up to the lawn which slopes up to a level area at the top and has wonderful far reaching views across Sleights and the valley towards Echo Hill and beyond. The top of the garden is planted up with a number of mature shrubs and trees. A paved path leads around both sides of the house, with the eastern gable end bordered by well stocked beds. To the front is a further stone paved area, elevated from the main parking area which is block paved and offers plenty of parking space both to the side and in front of the garage.



GENERAL INFORMATION

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

Council Tax: Band: D.

Post Code: YO21 1RT

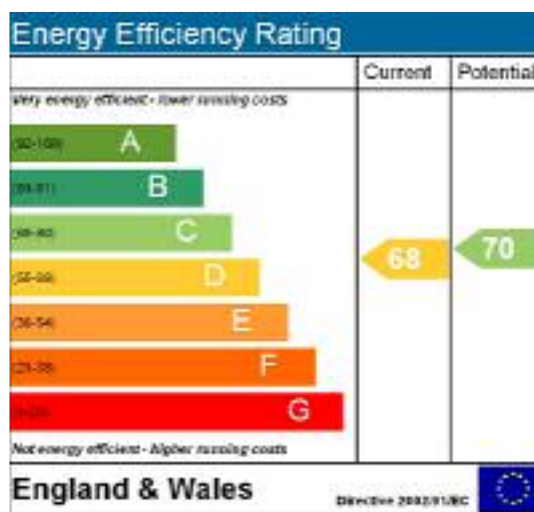
Tenure: Freehold with vacant possession upon completion.

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

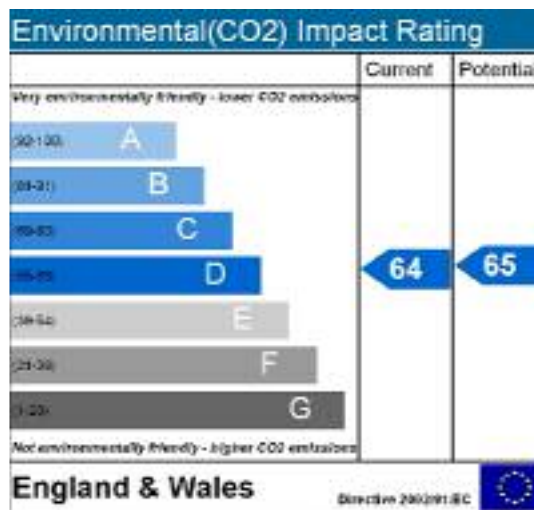
ADDITIONAL INFORMATION

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 within the firm's employment has the authority to make or give any representation or warranty in respect of the property.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.