



St Joseph's Cottage

Coach Road, Sleights, Whitby, North Yorkshire

£249,950

This spacious detached stone cottage is set back off Coach Road in a good sized plot with private enclosed garden, parking area and stone store area. The property is beautifully presented throughout and offers both shower room and family bathroom.

Currently a prestige holiday let and managed by Shoreline Cottages, the property could also continue to generate a revenue over the coming years. Ideal family home or investment.

St Joseph's Cottage Coach Road, Sleights, Whitby, North Yorkshire

Kitchen / Dining Room 5.44m x 3.35m (17'10" x 11'0")

Bespoke wooden base and wall units with stainless steel sink and drainer with mixer tap, integral gas oven and hob, dish washer, radiator, stripped wooden floorboards, window to front and side, inner door to hallway.

Hallway

Large under-stairs storage cupboard and downstairs toilet, window to front, radiator and door to side giving secondary access. Inner door to living room and shower room.

Living Room 6.65m x 4.22m (21'10" x 13'10")

Window to rear overlooking the private garden, double French doors lead out to the garden and terrace area, stripped wooden floorboards, radiator, window to side and Adam style period fireplace.

Shower Room

Modern quality fixtures and fitting, shower cubicle, WC, pedestal wash basin, radiator. tiled floor, extractor fan and window to front.

First Floor Landing

Wooden interior doors lead off to:

Bedroom 4.29m x 3.05m (14'1" x 10'0")

Window to rear with good open views, window to side, radiator and fitted full length wardrobe.

Bedroom 4.11m x 2.46m (13'6" x 8'1")

Window to rear, radiator, and fitted full length wardrobe

Bedroom 3.02m x 3.05m (9'11" x 10'0")

UPVC window to side, radiator and exposed brick chimney breast

Bedroom 1.83m x 2.9m (6'0" x 9'6")

Window to side, radiator, fitted full length wardrobe.

Bathroom

House bathroom with window to rear, bath with painted tongue and groove panelling, WC, pedestal washbasin, extractor fan.

Agents Note

We understand access to the property is via a shared driveway.

All Measurements

All Measurements are Approximate

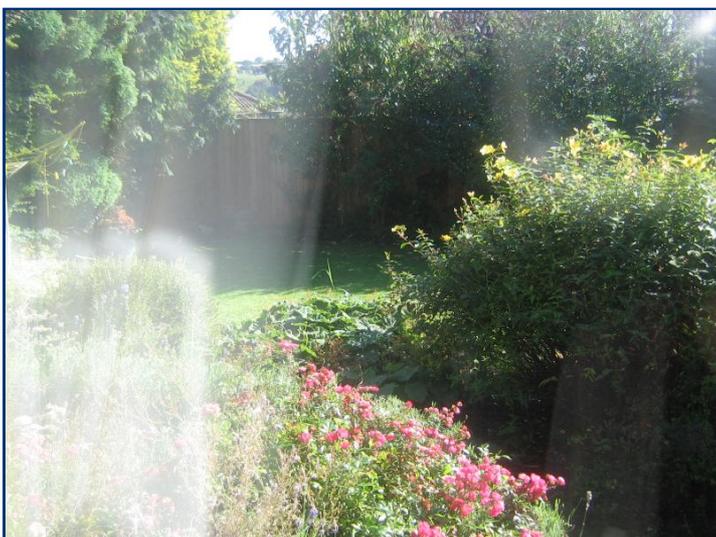
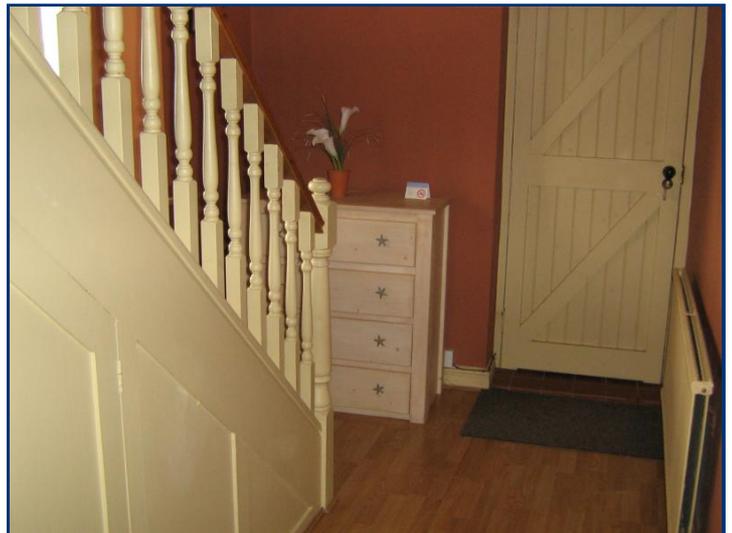
Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)

Reeds Rains

The Estate Agent

www.reedsrains.co.uk



Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		30	39
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland Directive 2002/91/EC			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		37	49
(1-20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland Directive 2002/91/EC			
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.			