

LEALHOLM BANK TOP, LEALHOLM, WHITBY, NORTH YORKSHIRE, YO21 2AE



- ▲ Detached four-bedroom bungalow with substantial first-floor extension
- ▲ Offered for sale with no onward chain
- ▲ Elevated position with spectacular panoramic views across the North Yorkshire Moors
- ▲ Four generous double bedrooms
- ▲ Versatile first-floor accommodation with stunning countryside views
- ▲ Spacious and flexible layout ideal for family living
- ▲ Large plot with mature gardens & Ample off-road parking for multiple vehicles
- ▲ Fully accessible crawlspace beneath the entire property, ideal for maintenance and additional storage
- ▲ Peaceful rural location on Lealholm Bank Top
- ▲ Easy access to local amenities, transport links and the North Yorkshire Moors National Park
- ▲ Viewing highly recommended to appreciate the location, space and exceptional views

£495,000

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Nestled in an enviable elevated position on Lealholm Bank Top, just outside the picturesque village of Lealholm, this impressive four-bedroom detached bungalow enjoys breathtaking panoramic views across the North Yorkshire Moors. Offered to the market with no onward chain, this spacious and versatile home presents a rare opportunity to acquire a unique property in one of the area's most desirable rural locations.

Occupying a generous plot, the property has been thoughtfully enhanced with the addition of a substantial first floor, creating flexible accommodation perfectly suited to modern family living. The home now offers four well-proportioned bedrooms, with two located on the ground floor and two situated on the recently added upper floor. Two of the bedrooms benefit from their own en-suite shower rooms, providing excellent comfort and privacy for family members or guests.

The first floor not only provides additional bedroom accommodation but also enjoys spectacular far-reaching views across the surrounding countryside and North Yorkshire Moors, making it a truly special feature of the home.

Externally, the property is approached via a private road and occupies a generous plot with ample off-road parking. The attractive gardens offer plenty of space to enjoy the peaceful surroundings and include a greenhouse and a charming summerhouse, ideal for keen gardeners or those looking for a tranquil retreat.

A particularly practical feature is the fully accessible crawlspace beneath the entire property, providing excellent access for maintenance while also offering substantial additional storage space.

Combining spacious and versatile accommodation, exceptional panoramic views, generous gardens and a peaceful rural setting, this outstanding home offers an enviable lifestyle just moments from the picturesque village of Lealholm, with its local amenities, railway station and access to the beautiful North Yorkshire Moors National Park.

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

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LEALHOLM BANK TOP, YO21 2AE

Mains Utilities

Oil Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - JS/LS/GBH260189/06072026

Council Tax Band: D **Tenure:** Freehold

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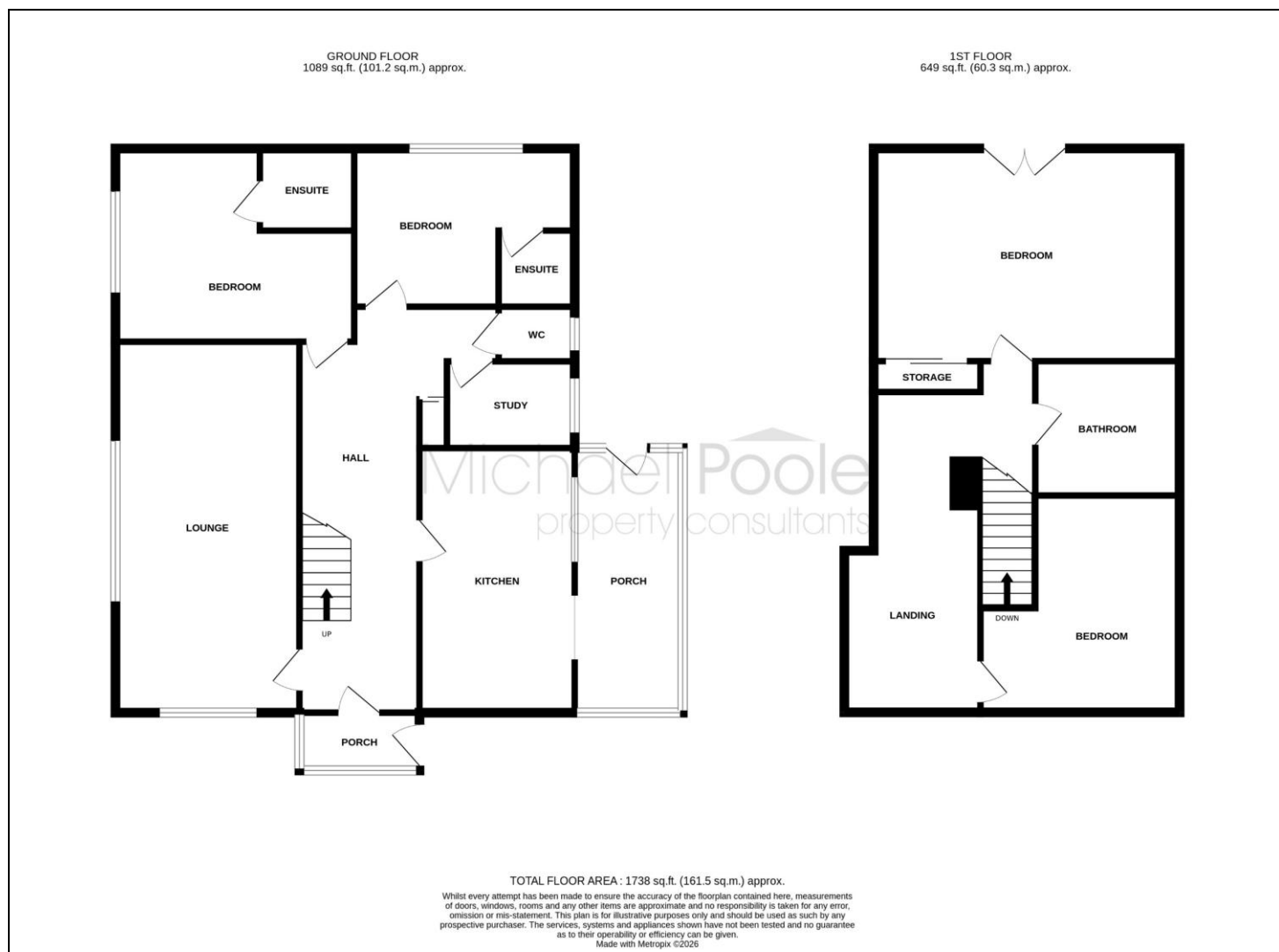


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	67 D
39-54	E		
21-38	F		
1-20	G		

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