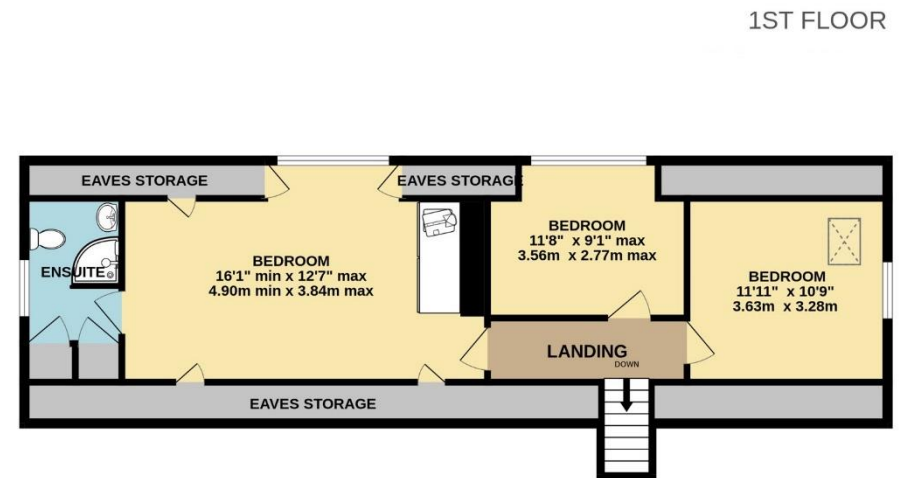
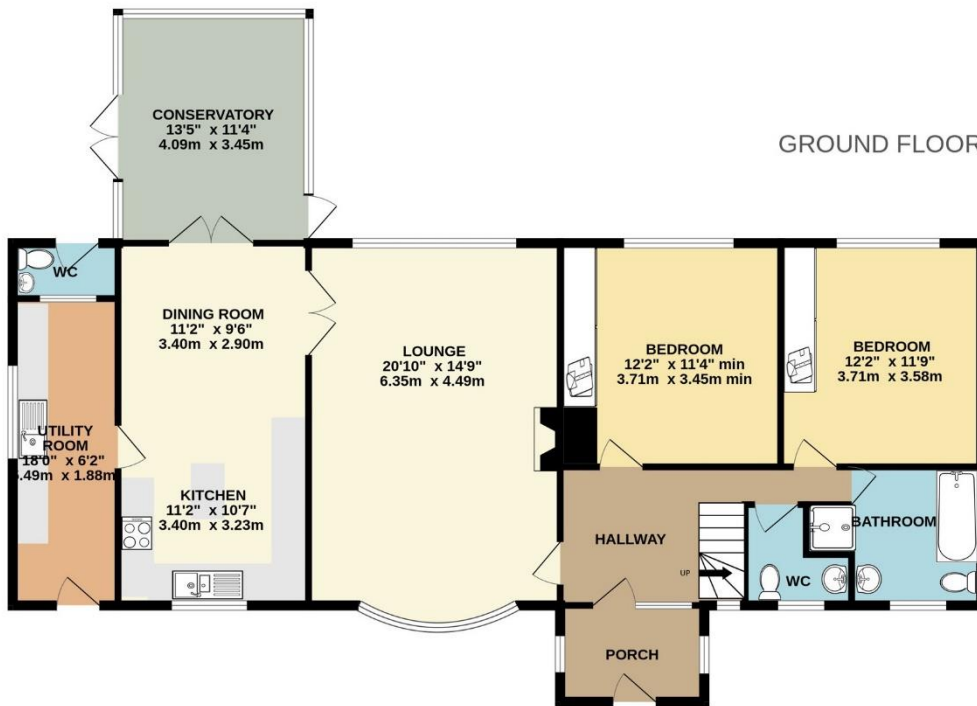




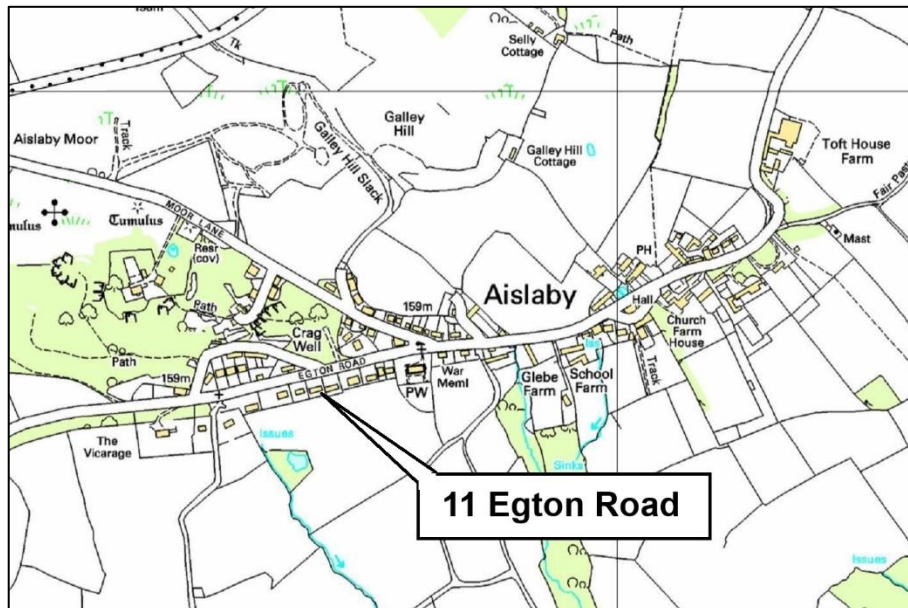
RICHARDSON & SMITH

Chartered Surveyors • Estate Agents • Auctioneers • Valuers

11 Egton Road, Aislaby



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



11 Egton Road, Aislaby, Nr Whitby North York Moors National Park

Whitby 3 miles

Sandsend 3 miles

Pickering 22 miles

Guisborough 19 miles

(All distances are approximate)



A DETACHED 5 BEDROOM DORMER BUNGALOW STANDING IN A FANTASTIC LOCATION WITH FAR REACHING SOUTHERLY VIEWS ACROSS THE ESK VALLEY TOWARDS THE MOORS BEYOND. THE HOUSE IS SET ON THE EDGE OF THIS POPULAR NATIONAL PARK VILLAGE, JUST OUTSIDE WHITBY AND CONVENIENT FOR BOTH MOORS AND COAST.

Accommodation:

Porch, Hallway, Lounge, Open plan Dining Kitchen, Conservatory, Utility, WC Cloakroom. 2 Double Bedrooms, House Bathroom & Separate WC.

1st Floor: Landing, Master Bedroom with En-suite Shower Room, 2 Further Bedrooms.

Driveway, double garage and workshop. Terraced gardens including spectacular patio area, summerhouse and vegetable garden.



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PARTICULARS OF SALE

This stylish house makes the most of its prominent, elevated position overlooking the lower Esk Valley and almost every room has splendid views look across towards Eskdaleside and the moors above. The property makes for a spacious family home with up to 5 bedrooms.

The property lies near to the edge of the village, which has bus routes, a pub, a village hall and a church. It is handy for both the amenities of the town, for access to the walking on the moors and yet is only a short drive from the beautiful beaches on the coast at Sandsend.

Approached from the broad stone steps which lead down to the porch through the front garden, a wide, panelled entrance door opens into a spacious reception porch with tiled floor and half glazed inner door and screen into the hallway.



The hallway leads off to the bedrooms and stairs rise to the first floor. A connecting door opens into a spacious main reception room, being the full depth of the house with a broad bow window to the front and wide window framing a fabulous aspect over the valley. The room has a fireplace with a wood burner and double doors lead through into



The dining kitchen was two separate rooms which have been amalgamated to form another lovely reception space. The dining area easily houses a table big enough for 8 people and has glazed double doors opening out into the conservatory. The kitchen area has a window onto the front garden and is well appointed with a modern suite of cabinets including all the usual amenities as well as offering a small central island feature.

The conservatory is a uPVC double glazed structure with double doors opening onto the patio and a further single door opening into the rear gardens. Lying on the south side of the house it catches the sun throughout the day allowing the views to be enjoyed year round.



A door from the kitchen leads through into a spacious utility with points for the laundry machines as well as offering space for additional storage. A high internal window face onto a WC which can be accessed from the garden and a door opens to the front where steps descend from the garage and driveway and a gate links into the side yard.

From the hallway doors also open to bedroom 1 - a lovely double bedroom with an extensive arrangement of fitted wardrobes and a broad window offering the valley view. Bedroom 2 similarly offers good built-in wardrobes and dressing table, as well as the same view.



At the end of the corridor lies the house bathroom. Beautifully tiled and fitted with a modern white suite comprising a panel bath, a WC, wash basin set in a vanity unit and a tiled shower cubicle. Additionally there is a WC cloakroom with wash hand basin adjacent to the house bathroom.



First Floor

The staircase rises from the entrance hallway to the first floor level where a corridor runs along the front of the house and has doors opening to bedroom 3 - a huge double bedroom with a broad dormer window overlooking the valley and a range of built-in wardrobes plus multiple hatches to the eaves storage voids.



A connecting door opens through to an en-suite shower room with a window to the side and 2 large built-in cupboards, the shower room has a simple suite comprising a quadrant shower cubicle, a basin set on a vanity unit and a low flush WC.

Bedroom 4 is a twin bedroom with a window to the west side gable and a Velux roof light window looking to the rear, whilst bedroom 5 is currently used as a sewing room and has a broad dormer window facing to the rear.



Outside

The house is approached via a tarmacked driveway which sweeps across the front of the property to...

Garages: 19'0 x 17'0 (overall) a double garage with twin, remote-control, up and over garage doors. The room over the garage forms part of the neighbouring property, but a door with 3 steps descends into

Workshop: 13'0 x 9'10 A useful room with a broad window and a half glazed door opening into the yard area on the east side of the property.



The front garden is terraced on a number of levels and is well-stocked with both shrubs and flowers plus a number of evergreens. Steps descend from the driveway to the front door, but the family would tend to use the side door which opens into the utility.

To the east side of the house is an enclosed yard with uPVC double glazed door and screen separating this from the main garden which lies on the rear, south facing, side of the house, terraced overlooking the vegetable garden and fields as well as over the valley.



The gardens are interesting, lying on many differing levels and including a small timber summerhouse, areas of paved patio and timber decking, a small lawn and even a vegetable garden on the lowest level. There is also a yard area to the west side of the house with a further gate leading back to the front garden.

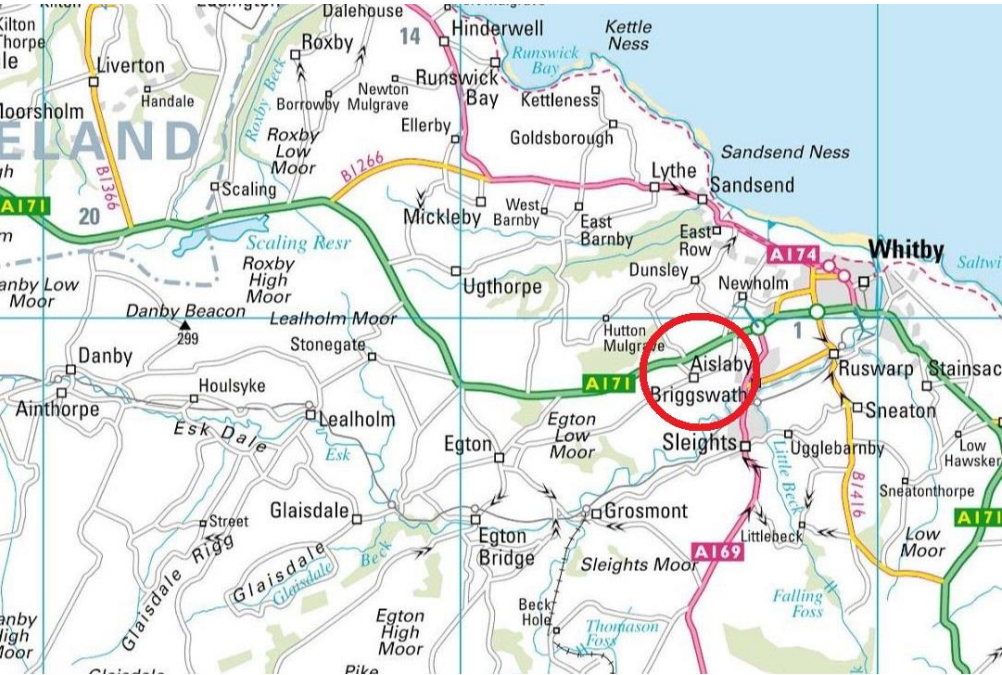
IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.



GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings are strictly by prior appointment through the selling agents. All interested parties should discuss any specific issues that may affect their interest with the agents’ office prior travelling or making an appointment to view.



Directions: From Whitby, head out of town on the A171 towards Guisborough, passing the roundabout junction with the A169, before turning left where signed for Aislaby. Drive into the village, passing the village hall and turning left at the war memorial onto Egton Road. No.11 lies on your left hand side where marked by the Richardson and Smith ‘For Sale’ board.

Services: The property is understood to be connected to mains water, electricity and mains drainage. The house has oil fueled central heating and gas appliances in the property run from a bottled Calor gas supply.

Planning: The property falls within the administrative area of the North York Moors National Park. Tel: 01439 770657.

Council Tax: Band ‘F’ Approx £3,493 payable for 2025-6. North Yorkshire Council. Tel: 01723 232323

Post Code: YO21 1SU

Tenure: Freehold.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 31 F | |
| 1-20 | G | | |



