

HUDSON  
MOODY

# Aislaby Whitby YO21 1UQ

Rent: £1,800 PCM  
Deposit: £2,076  
Furnishing: Unfurnished  
Council Tax Band: D



- Traditional Farmhouse
- Sitting Room. Utility Room
- Garage. Gardens
- Grazing fields available at additional premium
- Available immediately

- Kitchen Diner
- Stables, Workshops, Barn
- Unfurnished
- Council tax band D



Topstone Farmhouse is located in a prominent and elevated position looking South over the Esk Valley and enjoying arguably some of the best views of any property in the Esk Valley. The historic Sea side town of Whitby is approximately 5 miles away, Egton 2 miles away and Grosmont 2.5 miles away. The unfurnished property is accessed by a 700 metre shared driveway from the Aislaby to Egton Road. This driveway is also a public bridleway which must remain free from obstruction at all times.

A recently refurbished and modernised Traditional Farmhouse. The property briefly comprises: Kitchen Diner, Sitting Room, Utility Room & up to 6 bedrooms. Outbuildings including 3 stables, secure workshops, Garage & Dutch barn.

Council tax band D.

Available immediately. Pets considered.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			81
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

