



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	61
(39-54) E	53
(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	
(81-91) B	
(69-80) C	
(55-68) D	61
(39-54) E	55
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515

## Manor House, 12, Aislaby, Whitby, North Yorkshire, YO21 1SU Guide price £580,000

Manor House is a beautiful four bedroom detached stone built property in one of the areas most sought after villages and only a few miles from the coast.

This home has been fully renovated throughout with travertine tiled floors, solid wood framed kitchen with Oak work surfaces, solid Oak doors and Oak window boards throughout. The open plan living kitchen has a large island with soft close pan drawers, large dual larder cupboard and a feature multi-fuel stove.

The impressive lounge with exposed oak beams, limestone fireplace and a further town and country fires multi-fuel stove. There is a large entrance hallway with a bespoke fitted unit, a good size office which was once used as a bedroom and utility room with shower and guest cloakroom.

To the first floor there are three bedrooms and house bathroom. The principle bedroom has a stunning nickel plated copper bath on a raised oak plinth plus a en-suite wet room with rainfall shower.

Externally the property has lawned areas to the front and side, a good sized stone flagged entertaining space, raised flower beds and fuel store. There is private parking for up to four vehicles.

EPC Rating C



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

6-8 Market St, Malton, North Yorkshire YO17 7LY

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### BOOT ROOM

15'4" x 8'0" (4.68m x 2.44m)

Door to front, window to front aspect, tiled flooring, fitted units.

### LIVING KITCHEN/DINING

15'4" x 25'0" (4.68m x 7.64m)

Door to front, windows to front and rear aspects, tiled flooring, Bespoke wall and base units with wooden surfaces, tiled splashback, Belfast sink, island with overhead lighting, double Range cooker with gas hob, integral dishwasher/fridge freezer, spot lights, radiator, power points.



Dining area:- Tiled flooring, spot lights, log burning stove with rustic beam above, built-in cupboard and shelving, radiator, power points, spot lights.

### SITTING ROOM

12'1" x 22'10" (3.70m x 6.96m)

Door to front, windows to front and side aspects, beams, wall lights, log burning stove with feature surround, TV point, radiator, steps up to snug area.



### OFFICE/BEDROOM FOUR

8'11" x 8'7" (2.72m x 2.62m)

Window to front aspect, fitted wardrobes, radiator, power points.

### UTILITY ROOM/SHOWER ROOM

6'1" x 8'1" (1.86m x 2.48m)

Window to rear aspect, wooden style flooring, part panelled walls, Belfast sink, low flush WC, fully tiled enclosed shower, plumbed for washing machine, space for tumble dryer, extractor fan.

### FIRST FLOOR LANDING

Velux window, beams, power point.

### MASTER BEDROOM

15'4" x 16'1" (4.68m x 4.91m)

Windows to front and side aspects, nickel plated copper bath on raised wooden platform, loft access (no ladder, non-boarded), radiator, power points.



### MASTER EN-SUITE

Fully tiled walls, low flush WC, wash hand basin, wet room shower with rain shower.

### BEDROOM TWO

15'4" x 8'10" (4.68m x 2.70m)

Window to front aspect, fitted wardrobes, radiator, power points.



### BEDROOM THREE

9'3" x 9'4" (2.84m x 2.85m)

Window to front aspect, loft access, radiator, power points.

### HOUSE BATHROOM

Window to front aspect, fully tiled walls, tiled flooring, low flush WC, roll top bath with shower over, wash hand basin with pedestal, spot lights, part tiled walls.



### GARDEN

Large patio area with many areas for social activities, laid to lawn, gravelled driveway, enclosed with plants and shrubs.

### COUNCIL TAX BAND E

### TENURE

Freehold.

### SERVICES

Electric heating, underfloor heating, mains drainage.

### 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.

### PARKING

Private parking for up to four vehicles.



Total area: approx. 146.8 sq. metres (1580.6 sq. feet)

**12 Egton Road, Aislaby**