

- Three/four bedroom, stone built detached home
- Oil central heating
- Double glazing throughout

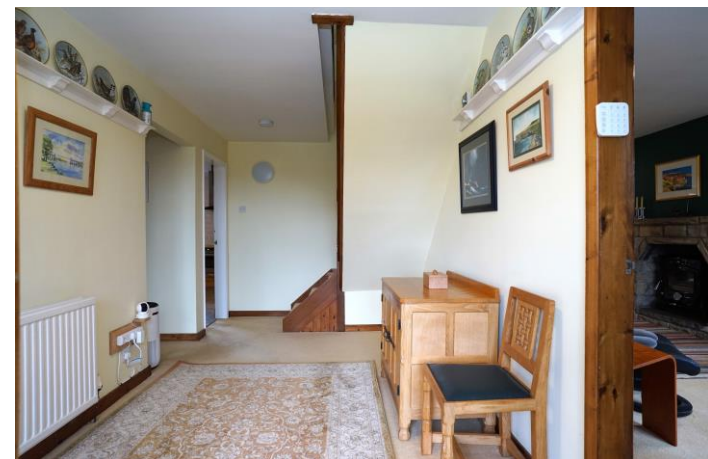


Stoneleigh, Egton, Whitby, North Yorkshire, YO21 1TZ

Guide Price £595,000

Property Group

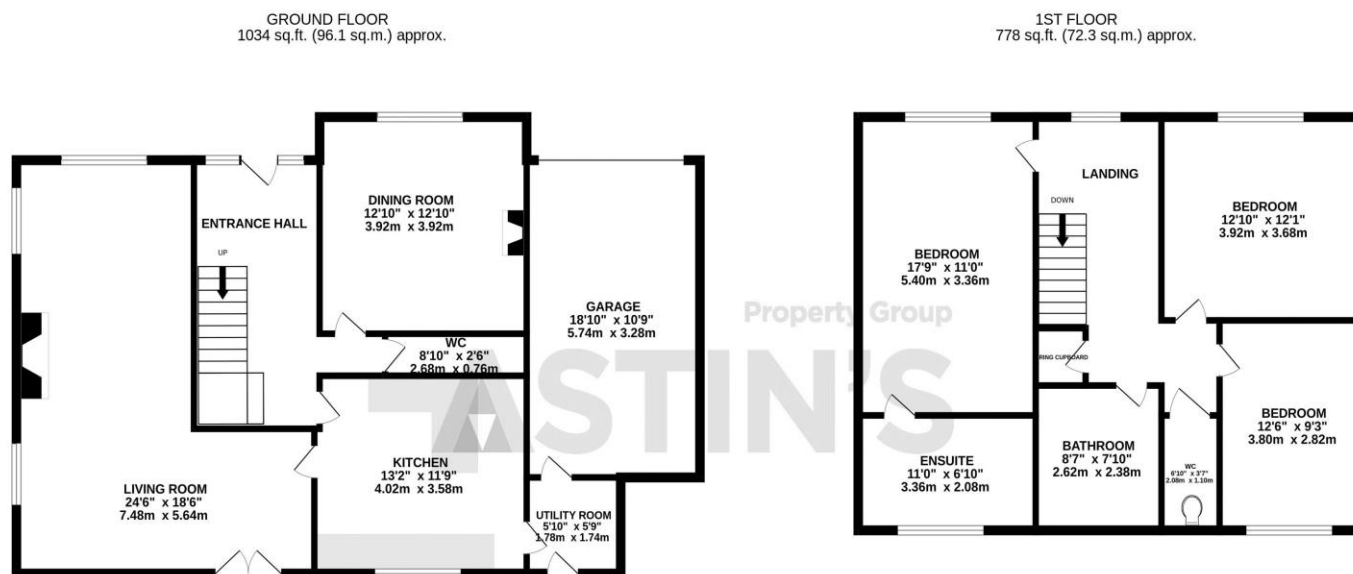
ASTIN'S



Stoneleigh is a modern, detached stone built home sitting proudly in the popular village of Egton. Boasting fabulous rural views, this ideal family home offers three double bedrooms, a garden, garage and parking. Located in this idyllic village, Egton is only a short drive away from Whitby, and benefits from having local pubs, walks and a primary school.

The accommodation is extremely spacious throughout. The ground floor comprises of a large entrance hallway, from this there is an 'L' shaped lounge with a cosy fire and double doors leading outside. This room also offers space to create a home office. There is a kitchen with fitted units, utility room and a single garage with water and electric connected. Completing this floor is a dining room, which could also be used as a fourth bedroom if desired and a downstairs w.c. The first floor has three generously sized double bedrooms, one with an en-suite. There is also a bathroom and separate w.c. From it's elevated position set back from the main road, the property benefits from having delightful views along the Esk Valley and beyond.

Externally there is a low maintenance garden sheltered by a conifer hedge around her border. The garden is private, and benefits from having a new resin patio to the rear, gravel to the side and a grassed area to the front. For more information or to arrange a viewing call Astin's today.



Always a warm welcome 7 days a week



TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Freehold basis.

SERVICES:

All mains services are connected to the property, with the exception of gas.

REF: 1227

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:

(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy Performance Certificate

SAP

17 Any Street,
Any Town,
County,
YO21 3BB

Dwelling type: Detached house
Date of assessment: 02 February 2007
Date of certificate: [dd mm yy]
Reference number: 0000-0000-0000-0000
Total floor area: 106 m²

17 Any Street,
Any Town,
County,
YO21 3BB

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Energy efficiency band (best to worst)	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		73
D (55-68)		
E (39-54)		
F (21-38)	37	
G (1-20)		

*See energy efficiency: a higher number is better

Environmental Impact (CO₂) Rating

Environmental impact band (best to worst)	Current	Potential
A (10-48)		
B (49-74)		
C (75-90)		69
D (91-116)		
E (117-142)		
F (143-168)	31	
G (169-200)		

*See environmental impact: a lower number is better

England & Wales

EU 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.

England & Wales

EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	453 kWh/m ² per year	128 kWh/m ² per year
Carbon dioxide emissions	13 tonnes per year	4.5 tonnes per year
Lighting	£81 per year	£86 per year
Heating	£1123 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. The certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Energy Saving Trust
recommended

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

Astin's

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