

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

Guide Price £590,000

















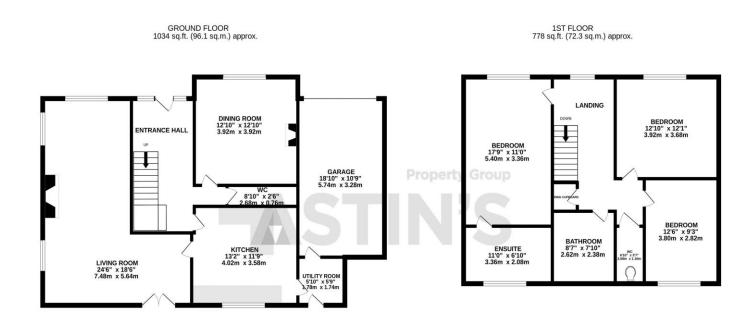




Stoneleigh is a modern, detached stone built home sitting proudly in the popular village of Egton. Boasting fabulous rural views, this ideal family home offers three double bedrooms, a garden, garage and parking. Located in this idyllic village, Egton is only a short drive away from Whitby, and benefits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

(ii) 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.

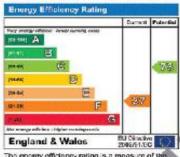
Energy Performance Certificate

SAP

17 Any Street, Any Town, County, YY3 5000

Dwelling type: Date of assessment: Date of certificate: Reference number: Total floor area: Detached house 02 February 2007 [dd mmmm yyyy] 0000 0000 0000 0000 0000

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.



Environmental Impact (CO₂) Rating

Corner Potential

Covered Potenti

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the fitting the more energy efficient the hame is and the lower the fixel bits will be.

carbon dickide (CO₂) emissions. The higher the teting the less impact it has on the environment.

onie's impact on the environment in terms of

Estimated energy use, carbon dioxide (CO) amissions and fuel costs of this home

	Gurrent	Potontial
Energy Use	453 hWhim² per year	178 kW hrs² per year
Control diaxide emissions	da tannes par year	4.9 tonnes per year
Lighting	E81 per year	£365 per year
Heating	£1173 perysar	£457 peryser
Hot water	E219 per year	£104 per year

Based on standardised assumptions about occupancy, heating patterns and peographical location, the above table provides an indication or flow much it will cost to provide lighting, heating and hat waited to this home. The fuel costs only take it is account the cost of fuel and not any associated service, maintenance or takety inspection. The certainers has been provided for comparative purposes only and enables one home to be compared with a collection of the date the certificate was issued, because fuel prices can increase over time and value of commenciations will sook in will cook in and value of commenciations will cook in the certain of t

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



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

For all our properties visit www.astin.co.uk

47 Flowergate

Tel: 01947 821122 Option 1

Whitby, North Yorkshire, YO21 3BB

Email: property@astin.co.uk