

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



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

Guide Price £590,000

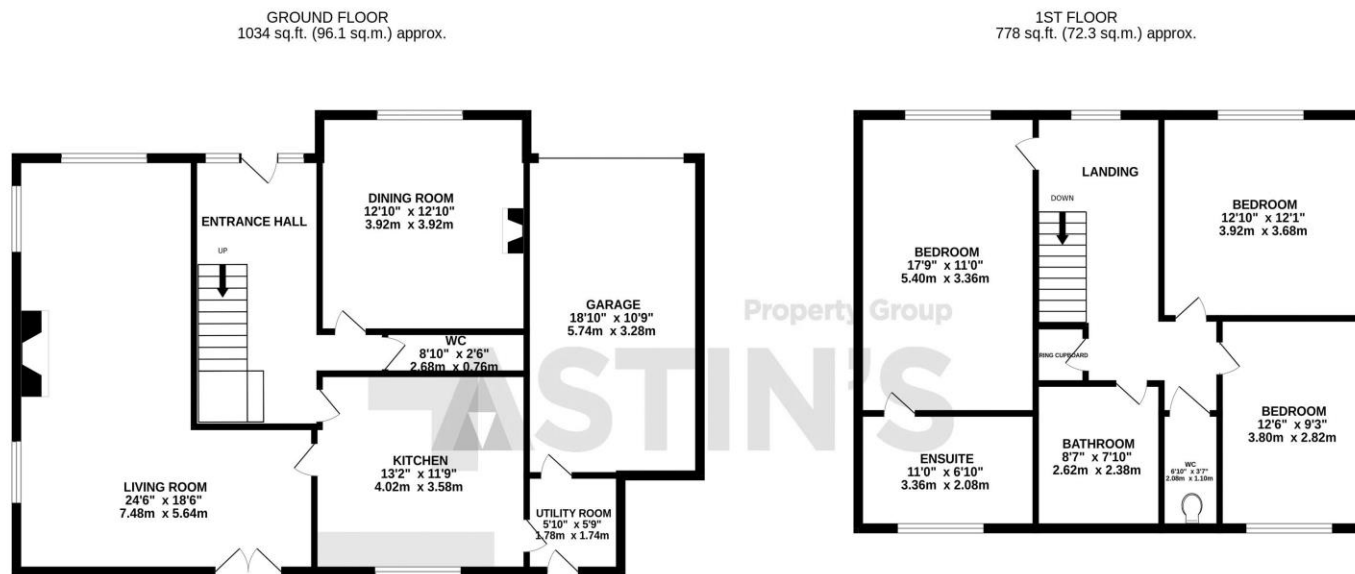
Property Group
ASTIN'S



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

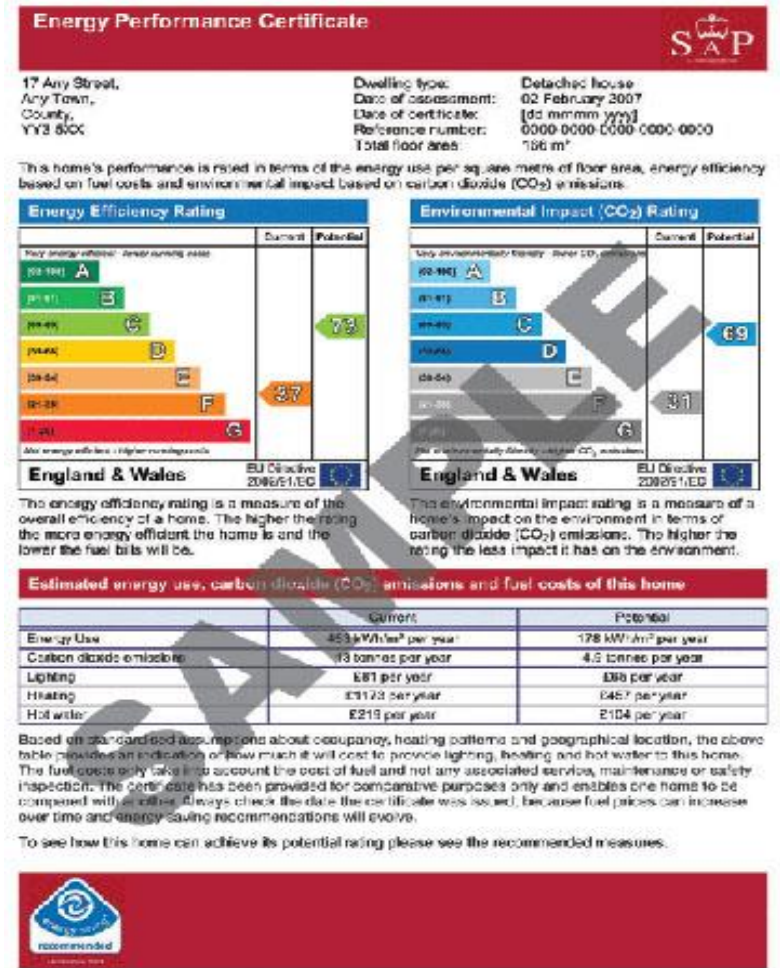
Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:

(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.

Astin's

47 Flowergate

Whitby, North Yorkshire, YO21 3BB



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.

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

Tel: 01947 821122 Option 1

Email: property@astin.co.uk