

- Oil central heating
- Double glazing throughout

Stoneleigh, Egton, Whitby, North Yorkshire, YO21 1TZ Guide Price £585,000

Property Group



















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 ensuite. 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

#### Energy Performance Certificate 17 Any Street. Dwelling type: **Detached house** Ary Town, Date of assessme 02 February 2007 County. [dd mmmm yyy] 0000-0000-0000-0000-0000 Date of certificate: Reference number:

Ental floor area 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 (CO<sub>2</sub>) emissions





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

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

#### Estimated energy use, carbon directle (CO) emissions and fuel costs of this home

		Gurrent:		Potontial
Energy Use			453 kWh/m² per year	178 kWh/m <sup>2</sup> per year
Carbon diaxide emissione			ta tannes par year	4.9 tonnes por year
Liphing		1 2	E81 per year	£366 per year
Histing	100.00	-	£1173 perysar	E457 peryser
Hot water		E219 per year		£104 per year

Based on transford assumptions about ecoupancy, heating patterns and geographical location, the above table ployides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take in to 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 a rather floways check the date the cartificate 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.



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.

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