

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



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

Guide Price £585,000

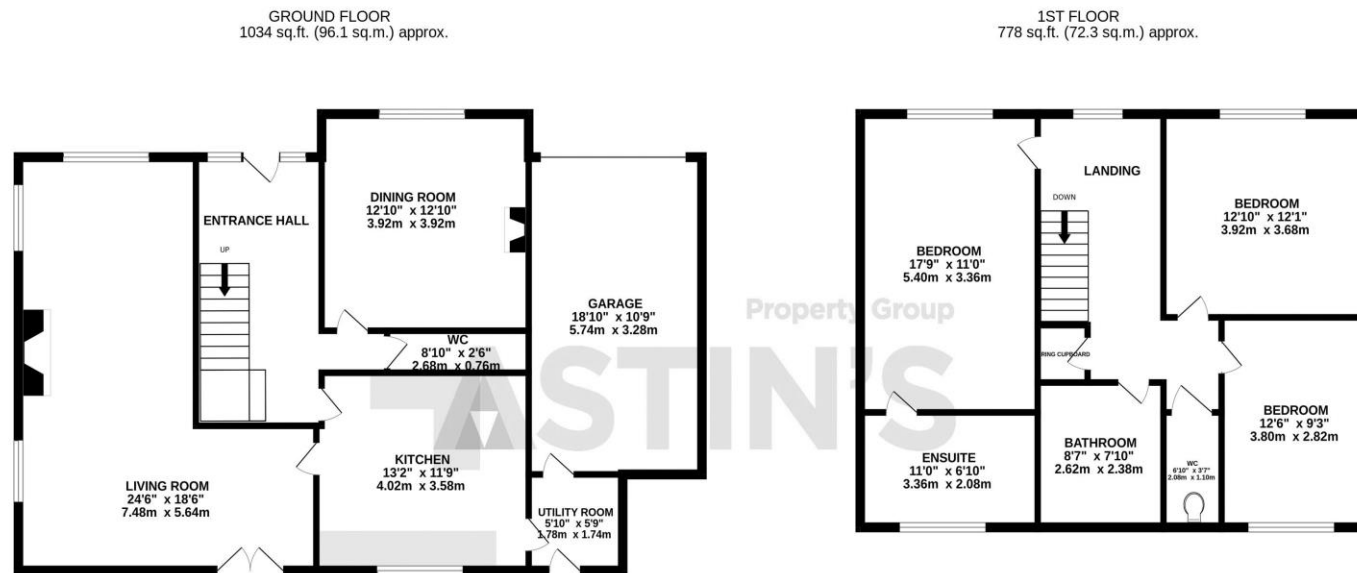
Property Group  
**ASTIN'S**



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**

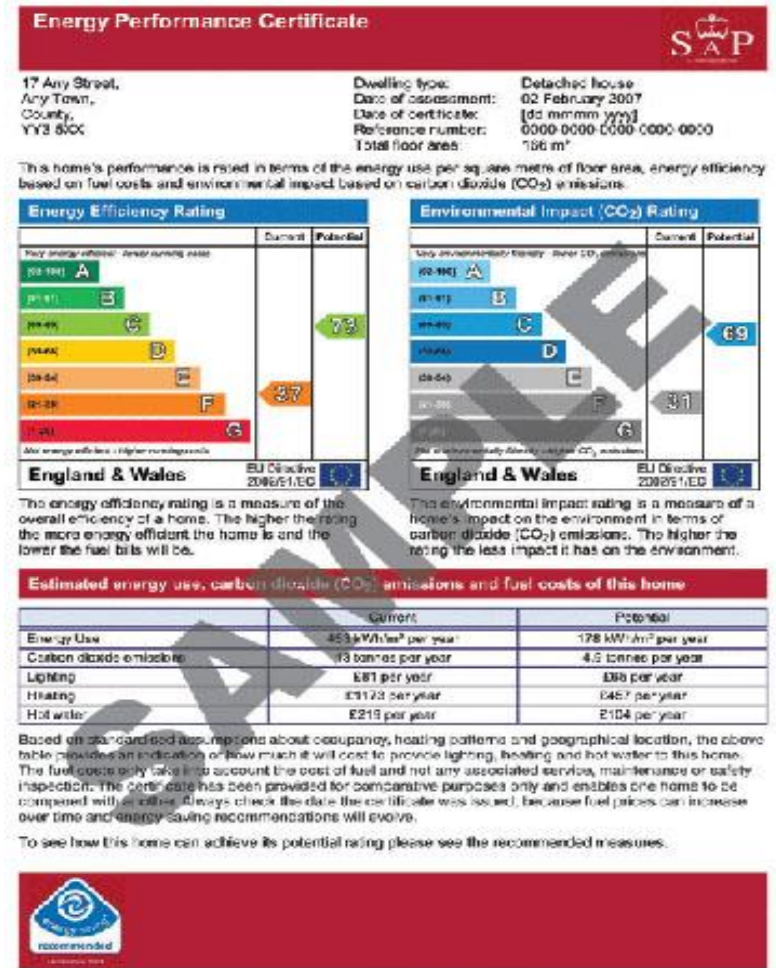
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**Astin's**

**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.

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