

- Semi detached bungalow offered with no upward chain
- Stunning loft bedroom with spectacular views
- uPVC double glazing & Gas central heating



17 Orchard Road, Sleights, Whitby, North Yorkshire, YO22 5BY

Guide Price £265,000

Property Group
ASTIN'S

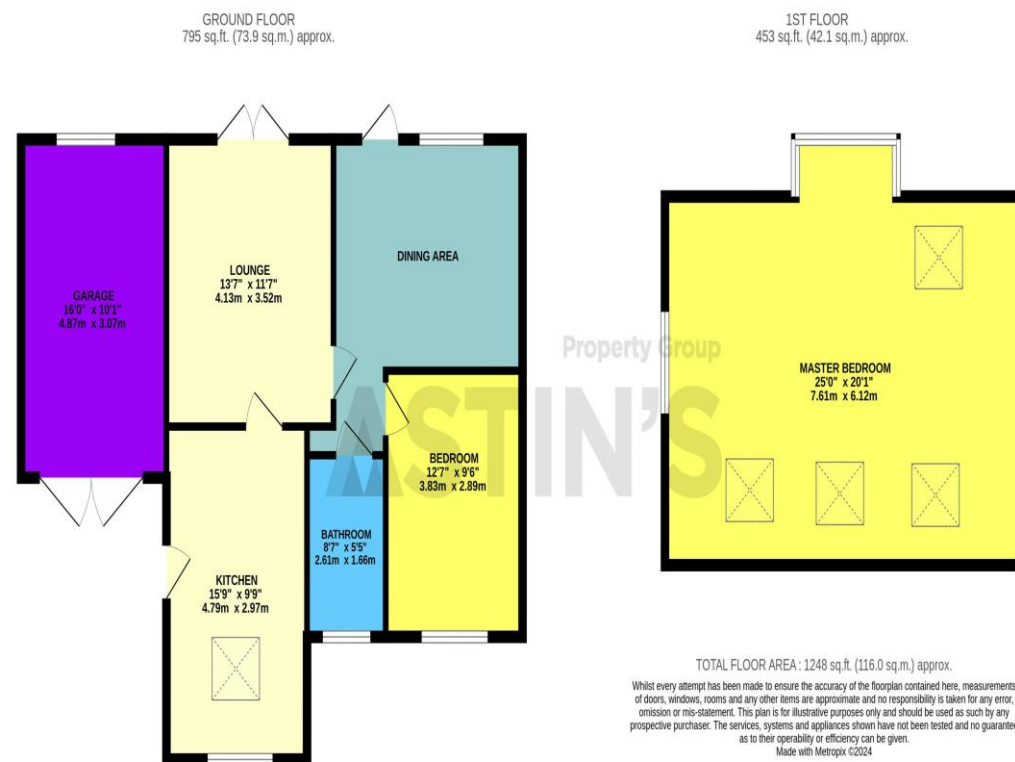


Astins are pleased to bring to market this modern semi-detached bungalow having a stunning elevated outlook from a delightful garden site, and overlooking open countryside over Lowdale and up towards Echo Hill.

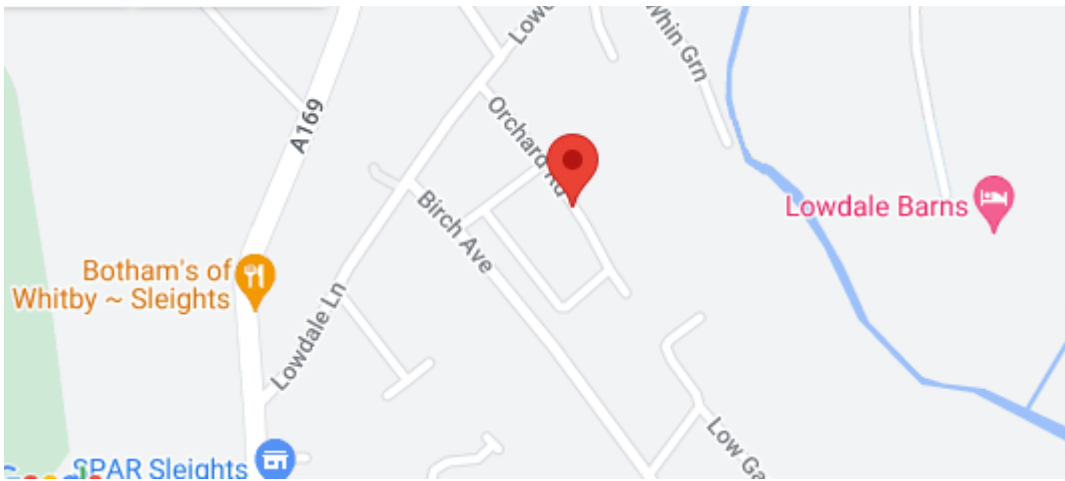
The property offers deceptively spacious accommodation incorporating a kitchen extension that houses a modern kitchen and enough room for a dining table, through to the lounge with feature wood burner and French doors leading out onto a raised terrace with glass wrap around balcony which offers the most ideal seating area to sit and enjoy the glorious and uninterrupted views. There is a ground floor bedroom and family bathroom to this floor also. There is a large dining area with independent access to the garden and staircase up to the most incredible loft room. Currently used as the master bedroom and seating area this area offer flexibility to be an amazing lounge/family area and has sensational views from the dormer window not to mention 4 large Velux windows that flood the room with light! An amazing room.

Externally there is a wonderfully large garden to the rear and is well stocked with a fruit orchard; there is the addition of a bespoke timber frame summer house with log burner that also has full electrics and water a perfect little getaway or studio.

To the front of the property there is a single attached garage and also parking to the front for two cars. This property really is one to view and offers a wonderful bungalow in a beautiful area with lots to offer.



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 taken connected to the property.

REF: 5326

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,
Any Town,
County,
YY3 8XX

Dwelling type: Detached house
Date of assessment: 02 February 2007
Date of certificate: [dd mmmm yyyy]
Reference number: 0000 0000 0000 0000 0000
Total floor area: 186 m²

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - Best energy rate			Very environmentally friendly - Best CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Min energy efficient - Higher energy costs			Min environmentally friendly - Highest CO ₂ emissions		
	37	73		69	31

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 efficient the home is and the lower the fuel bills will be.

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	178 kWh/m ² per year
Carbon dioxide emissions	13 tonnes per year	4.5 tonnes per year
Lighting	£81 per year	£88 per year
Heating	£1123 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standard 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.

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

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