

- Grade II listed 2 bed apartment
- Retains original features
- Marble fireplaces



Apartment 5, Airy Hill Manor, Whitby, YO21 1QB

Guide Price £165,000

Property Group
ASTIN'S



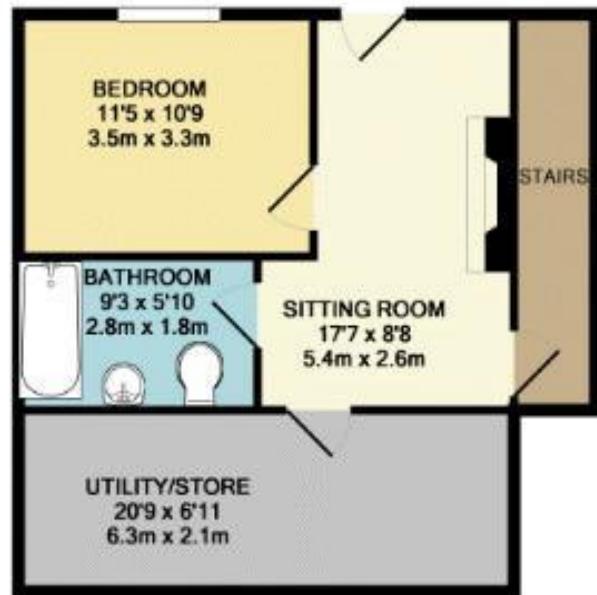
Airy Hill Manor is an impressive Georgian Mansion which was built of dressed West Yorkshire stone in 1790 and retains many original period features. This Grade II listed building is located on the outskirts of Whitby with the town centre and all the amenities it has to offer within walking distance. It benefits from generous communal gardens which comprise of a sweeping driveway, mature grounds and a large gravelled parking area.

We are delighted to present to the market a duplex apartment of extremely generous proportions set within the ground and lower ground floor levels of the building. Having many character features including open beamed ceilings, marble fireplaces, exposed brick walls and intricate plaster-work.

The apartment briefly comprises of a lounge, dining room, kitchen and bedroom with en-suite on the ground floor and a sitting room, utility room, bathroom and bedroom on the lower ground floor level. Viewing is highly recommended in order to appreciate the space and charm this property has to offer.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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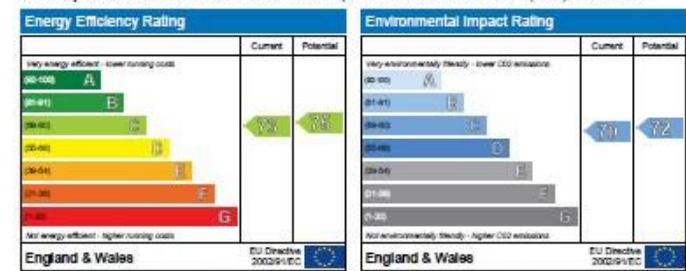


Energy Performance Certificate 

SAMPLE

WHITBY North Yorkshire
 Date of assessment: 04 October 2007
 Date of certificate: 05 October 2007
 Reference number: 130 m²
 Total floor area: 130 m²

This home's energy efficiency is rated in terms of energy use per square metre of floor area. Energy efficiency is based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



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

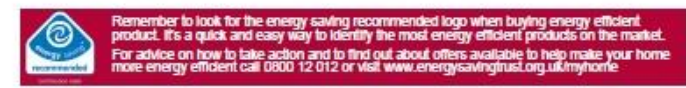
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	181 kWh/m ² per year	171 kWh/m ² per year
Carbon dioxide emissions	3.9 tonnes per year	3.7 tonnes per year
Lighting	£108 per year	£54 per year
Heating	£383 per year	£392 per year
Hot water	£90 per year	£90 per year

Based on standardised 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. This 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.



TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Leasehold basis for the remains of a 999 year lease. Please note that holiday letting is NOT permitted. However pets are allowed. There is a £100.00 per month M & M charge in addition to £400.00 towards buildings insurance.

COUNCIL TAX:

Assessed by Scarborough Borough Council at tax band D with £1,632.93 payable for 2015/16.

SERVICES:

All mains services are connected to the property.

REF: 8449

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 (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.

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 this home's impact on the environment. The Full Energy Performance Report can be viewed upon request at the Agents Office.