

- Beautiful, two bedroom apartment nestled away in the Woodland's Estate
- Parking & Garage
- The most amazing views across the Esk Valley

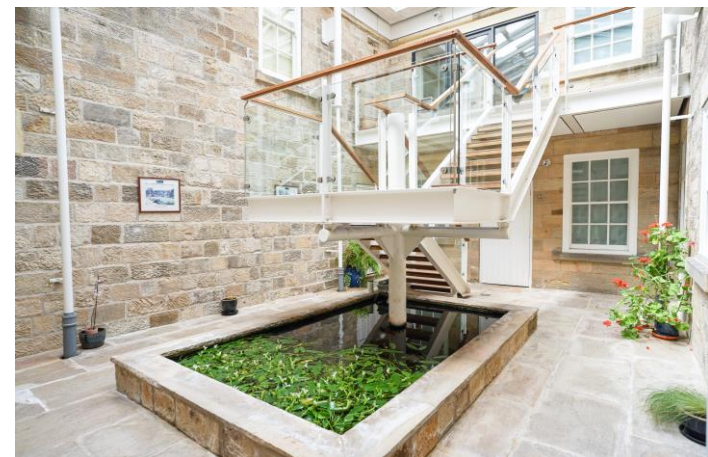


Apartment 5, Woodlands, Sleights, Whitby, North Yorkshire, YO21 1RY

Offers in Excess of £250,000

Property Group

ASTIN'S



Astin's are extremely pleased to present this beautiful two bedroom apartment. Nestled away in the prestigious development that is Woodlands Estate this delightful property benefits from independent and communal access, private parking and garage and use of the beautifully maintained 23 acres of idyllic gardens. There is a tennis court, croquet lawn and the Woodlands' private beat for salmon/trout fishing to enjoy.

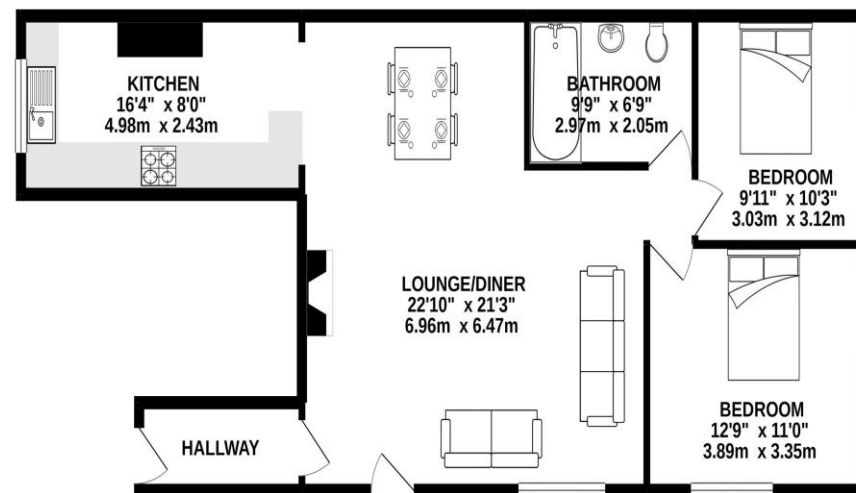
This Grade II listed manor house is a true delight and offers a lifestyle that no other home development can offer. Just a short drive away from Whitby, the property enjoys ultimate privacy and tranquillity. The apartment can be accessed either from the secure, coded communal door, leading to the luxurious Atrium or via the private entrance to the side.

The accommodation is light and spacious throughout and has undergone full re-decoration, boasting fabulous views from every window. There is a large, open plan lounge/kitchen/diner offering charming characteristic features, including a fireplace, high ceilings and original sash windows and this room offers independent access to the gardens. The kitchen is modern, fitted with 'Neff' integral appliances throughout. There are two double bedrooms overlooking the gardens and a contemporary family bathroom. Presented to an exceptional standard, this apartment would make a perfect bolt hole or main residence.

There would be the opportunity to add a third bedroom subject to planning permission if desired as others have done. Closer inspection is highly recommended.

Please note holiday letting is NOT permitted however long term letting is.

GROUND FLOOR 850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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 Leasehold basis.

SERVICES:

All mains services are connected to the property.

REF: 4018

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		Current	Potential
Very energy efficient - Best possible rating	A		
Energy efficient	B		
Decent	C		
Below average	D		
Below average	E		
Below average	F	37	
Very energy inefficient - Higher running costs	G		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - Lower CO ₂ emissions	A		
Environmentally friendly	B		
Decent	C		
Below average	D		
Below average	E		
Below average	F		
Very environmentally unfriendly - Higher CO ₂ emissions	G	69	

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

England & Wales EU Directive 2002/91/EC

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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