

- 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

Guide Price £220,000

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.

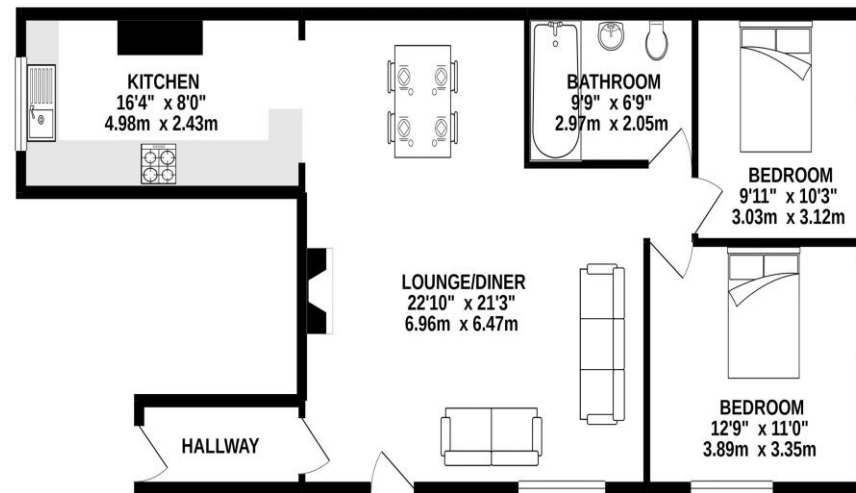
This Grade II listed manor house is a true delight and offers a lifestyle that no other home development can offer. Just a short drive away from Whitby, the property enjoys ultimate privacy and tranquillity. The apartment can be accessed either from the secure, coded communal door, leading to the luxurious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

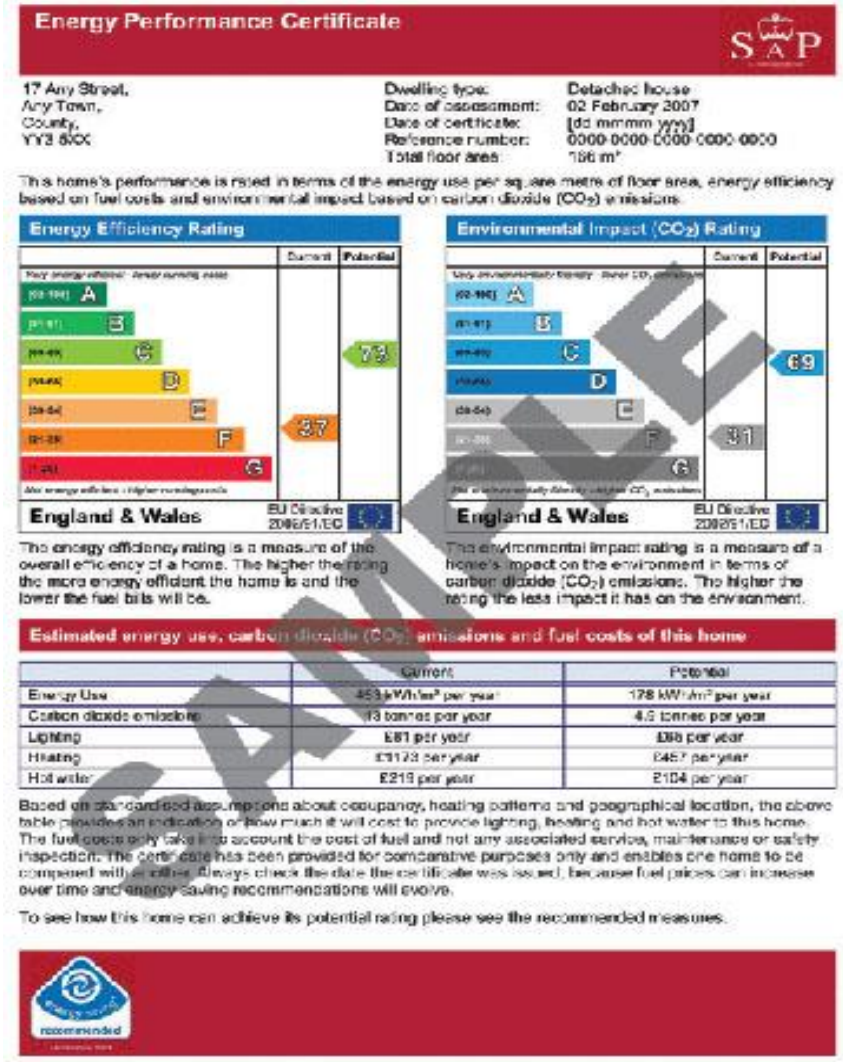
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**Astin's**

**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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