

- Superior 5 bed family home
- Double garage and ample parking
- Wrap around gardens and decked area



12 Whin Green, Sleights, Whitby, North Yorkshire, YO22 5AB

Guide Price £599,950

Property Group

ASTIN'S



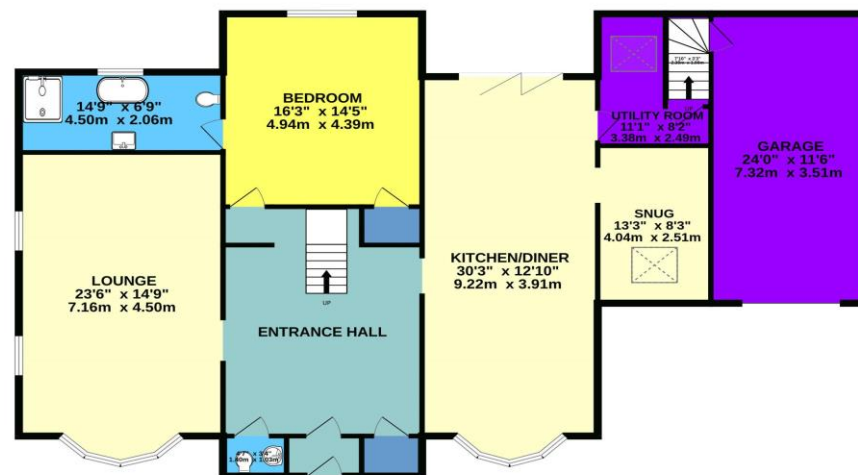
Astins are proud to bring to the market this bespoke and fabulous, five bed family home that is quietly nestled away at the end of a private road. Close to rural trails and also close to Schools, transport links and all essential amenities this property ticks many boxes. Stunning throughout the property is immaculately presented and offers a flexible layout.

The ground floor comprises of a large lounge with windows overlooking the front and side gardens, a generous kitchen/diner/family seating area with bi-fold doors leading out to the private deck and wrap around gardens. This room really is the heart of the home and because of its substantial size can be flexible. There is a family room off, currently used as a family room but would make a fantastic home office, play room or formal dining room if desired, or even a 6th bedroom! To this ground floor there is also a master bedroom with en-suite to a very high standard. The large entrance hallway showcases a central oak staircase and there is ample storage throughout. There is the very useful addition of a porch, perfect for kicking off muddy boots after a trek along the fields. To the first floor there are 3 double bedrooms and a good size single bedrooms, large family bathroom and wrap around landing.

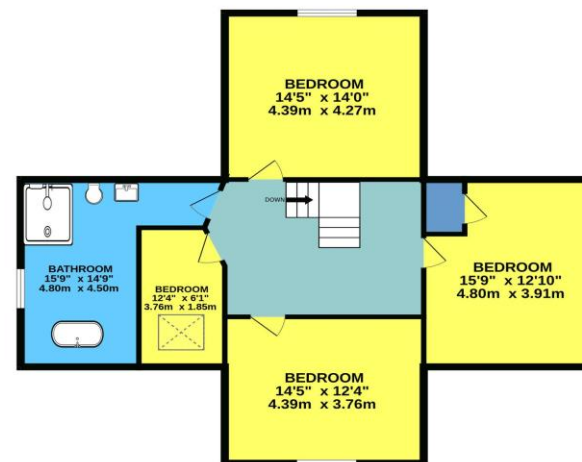
Externally the gardens are fully wrap around and low maintenance, there is a separate decked area a sunken garden to the foot of the garden which is full of colour and private. There is a double garage which can be accessed via the main house and parking for several cars.

This property really has the wow factor and needs to be seen to be fully appreciated.

GROUND FLOOR
1899 sq.ft. (176.5 sq.m.) approx.



Property Group
1ST FLOOR
978 sq.ft. (90.9 sq.m.) approx.



TOTAL FLOOR AREA : 2877 sq.ft. (267.3 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 Freehold basis.

SERVICES:

All mains services are connected to the property.

REF: 4109

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.

Energy performance certificate (EPC)

12 WHIN GREEN SLEIGHTS WHITBY YO22 5AB	Energy rating C	Valid until: 19 October 2030
		Certificate number: 9001-1205-3300-0857-0500

Property type	Detached house
Total floor area	250 square metres

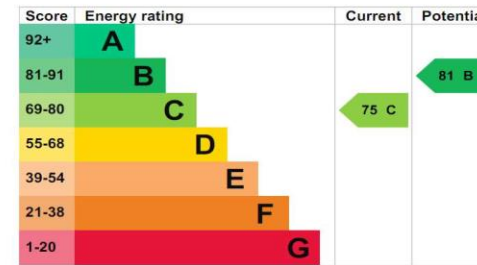
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-exemptions>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9001-1205-3300-0857-0500>

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.

Astin's

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