

9 Birch Avenue, Sleights, Whitby. YO22 5BZ

Guide Price £300,000





















A substantial stone built semi-detached house located on Birch Avenue Sleights. This property is ready to move into and is perfectly presented with nothing at all to do other than unpack and make it your own!

There are four bedrooms, two bathrooms, kitchen/diner and a lounge inside and outside there is offroad parking on a private driveway with a small garden to the front of the house and a block paved private seating area at the rear. there are also two outside lockups one of which is currently used as a woodstore and the other to house a washing machine and freezer.

The door to the house is at the side and leads into a hallway area with doors leading into the kitchen and lounge. The kitchen has solid wood flooring and the vendors tell me that the same flooring is under the hall and lounge carpet should a new owner prefer it. The kitchen has a range of wall and base units a built in dishwasher, oven, hob and extractor fan, and fridge freezer. There is also a built in small pantry cupboard. Another door leads out onto the patio area at the rear of the house.

The lounge is at the front of the house with a new carpet and a log burner, it is a good sized room but also very warm and cosy. On the first floor there are two single bedrooms looking to the rear of the property with beautiful views over towards Ugglebarnby and beyond. One of these singles has a feature fireplace. At the front there is a larger double bedroom with again a lovely feature fireplace. There is also a shower room on this floor with a shower unit, W.C., and a hand wash basin.

Stairs lead up to the second floor where there is a fourth bedroom with an en-suite bathroom. The views from here are beautiful. The bathroom has a W.C, vanity unit and hand wash basin and bath with a shower attachment for washing hair. This house is spacious but easy to maintain and look after so would be ideal for a variety of people who want to enjoy home without having to garden or redecorate. if a garden was required there was previously one here so it would be possible to lift the block paving and reinstate one if that was desired. Carpets apart from the on on the top floor are all new and the double glazing has been replaced with stylish new windows in the last 10 years. There is a combi boiler which is annually serviced. Please call us to view this beautiful property.

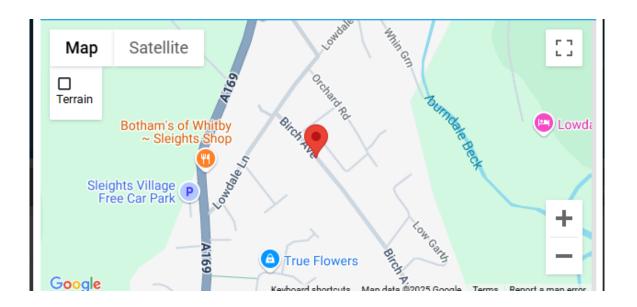
GROUND FLOOR 1ST FLOOR 2ND FLOOR 2ND FLOOR







White every altergr has been made to ensure the accuracy of the floorpian contained here, measurements of others, underso, conso and up write them are purportained and no repossibly in taken for any consistion or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospecture purchaser. The plan is for illustrative purposes only and should be used as such by any prospecture purchaser. The contract process of the prospective purchaser. The contract process of the process



## **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: 4592** 

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:

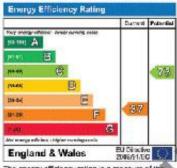
(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of 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

17 Any Street, Any Town, County, YY3 8XX Dwelling type: Date of assessment: Date of certificate: Reference number: Total floor area

Detached house 02 February 3007 [dd mmmm yyyy] 0000 0000 0000 0000 0000

This home's performance is rated in terms of the energy use per square metrs of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



Convert Potential Service Co., processor (Co. 1907) Co. 1907 (Co.

Environmental Impact (CO<sub>2</sub>) Rating

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the roung the more energy efficient the home is and the lower the fixel bits will be. The environmental impact rating is a measure of a frame's impact on the environment in terms of carbon dicade (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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

		Gurrent	Potential
Energy Use		453 hWhites per year	178 kW : An 2 per year
Carbon diaxide emissions	100	få tannes par year	4.9 tonnes per year
Liphting	0.70	E81 per year	E386 per year
History	100,407	£1173 peryear	E467 peryser
Hot water		E219 per year	2104 per year

Based on pandardised assumptions about decupancy, heating patterns and geographical location, the above table ploudes an indication of tow much it will cost to provide lighting, heating and hot water to this home. The first occur or by take in a account the ocst of fuel and not any associated service, maintenance or tartey inspection, the detailed entering as deep provided for comparative purposes only and enables one name to be compared with a ratio of the filters, the date the date the certificate was issued, because fuel prices can increase over time and energy source programmengations will source.

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.

Astin's

For all our properties visit www.astin.co.uk

47 Flowergate

Tel: 01947 821122 Option 1

Whitby, North Yorkshire, YO21 3BB

Email: property@astin.co.uk