- Modern Detached 4/5 Bed House
- Fantastic Master Bedroom with En-Suite
- Integrated Garage



7 Yew Tree Close, Sleights. YO22 5EF Guide Price £425,000

Property Group



















A 4/5 bedroom detached house with an integral garage and off road parking with great rural views and a good location close to the doctors, local amenities, bus routes and the primary school.

This house has a lounge through dining room running from the front to the back of the property with patio doors leading into the, conservatory. In addition to this space there is another reception room downstairs which could be used as a second lounge/study or guest bedroom.

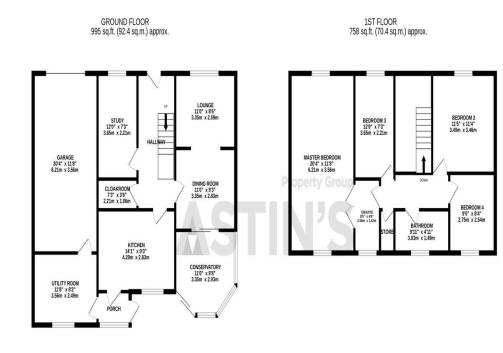
The quality kitchen has a built in oven and hob with overhead extraction, a breakfast bar area with space for around 4/5 people and a good range of wall, base units, plate & wine racks.

There is a small porch to the rear which leads into the back garden. Further appliances are found in the generously sized utility which has further cupboard space and a door leading into the large integral garage. There is also a downstairs cloakroom located off the main hallway.

Upstairs there are 4 bedrooms consisting of a master with en-suite, two further doubles and a single bedroom. There is also a family bathroom with bath, hand wash basin and W.C.

The master bedroom has a wide range of quality fitted cupboards and windows to the front and the rear. The en-suite has a shower cubicle, bidet, W.C and hand wash basin.

Outside there is a driveway to the front and a smaller front garden with lawn and a shrub boundary. to the rear there is a patio area, flower beds and a raised lawned area with small feature trees and shrubs. Making an easily manageable and private garden. In our opinion this is a really lovely house with quality fixtures and fittings and great views. We particularly like the impressive master suite and encourage viewings to appreciate how much accommodation is on offer!



TOTAL FLOOR AREA : 1753 sq.ft. (162.8 sq.m.) approx.

While every attenty has been made to ensure the accuracy of the footplin contained here, measurementer, of dows, windows, now and any of the times are proprimate and to repossibility is taken in the ontsion or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchase. The services, systems and applicences show have not been tested and no guarante as to their greeability or efficiency can be given. Made are Minetopic COS

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: 5127

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:

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Energy Performance	Certificate		SAP
17 Any Street, Ary Town, County, YY3 8000	Dwelling type: Date of assessment: Date of certificaties Reference number: Date from area	Detached house 02 February 2007 [dd mmmm yyy] 0000-0000-0000-00 196 m ⁵	00.0000

This home's performance is reset 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.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the mong the more energy efficient the home is and the lower the fact bits will be. The environmental impact rating is a measure of a home simplect on the environment in terms of carbon dicade (CO₂) emissions. The higher the home less impact it has on the environment.

Estimated energy use, carbon diculds (COs) emissions and fuel costs of this home

	Gurrent:	Potontial
Energy Use	453 kWh/m² per yea	178 kWithm ² per year
Carbon dicxide emissione	ta tannas par year	4.9 tonnes por year
Liphing	E81 per year	£368 per year
Histop	E1173 perysar	E457 peryser
Hot water	E219 per year	E104 per year

Based on pandardised assumptions about desupancy, heating patterns and geographical location, the above table provides an inclusion of flow much it will cest to provide lighting, heating and hot water to this home. The fuel course or ying it is baccount the cost of fuel and not any associated envice, maintenance or calking inspection. The certificate has been provided for comparative purposes only and enables one name to be compared with a mathematic test the date the certificate was issued, because fuel prices can increase over time and enables can increase over time and enables can increase over time and enables for provide the was issued.

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.

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