

- Impressive, four bedroom, detached home with separate one storey annex
- Sitting within just over a quarter of an acre of land
- Incredible views over the Esk Valley



11a Eskdale Close, Sleights, Whitby, YO22 5EW

Guide Price £399,950

Property Group

ASTIN'S



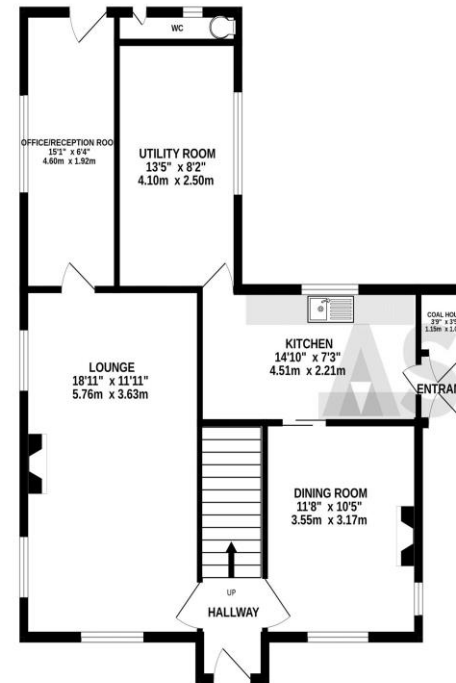
Astin's are delighted to introduce 11a Eskdale Close. An impressive, stone built, detached home sitting within just over a quarter of an acre of land in the popular village on Sleights. Situated in an elevated position the property enjoys panoramic views across the Esk Valley and beyond. Whilst having endless potential, the property also benefits from having a detached, one storey annex within its grounds.

In need of a some updates, the initial accommodation is extremely well proportioned throughout and has been extended to the rear, creating extra reception rooms and a bedroom. On entering the home you a greeted with an entrance hallway, leading off this is a large lounge area and potential home office/study. There is a dining room and separate kitchen, along with a handy utility space to the rear. The first floor comprises of four sizeable bedrooms and a family bathroom. The spectacular views can be appreciated from most windows, especially the master to the rear. This fabulous home lends itself to many possibilities as the living accommodation could easily be re-configured to suit.

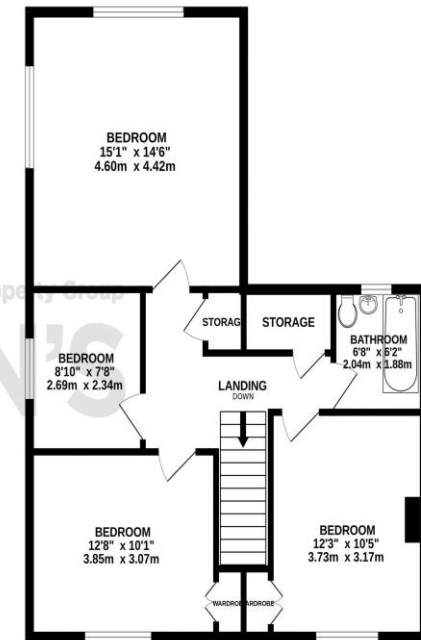
Sitting close by, the annex was built around 2003 with full planning permission. Although the property is not quite finished, with the relevant permission it offers a fabulous opportunity to generate an income through letting or as further accommodation for family and friends. It currently comprises an open plan kitchen/lounge entered through double sliding doors, a bathroom and a bedroom. A staircase leads to the first floor, which is currently used as storage but could form a second bedroom if desired.

Externally this fantastic property impresses from all aspects. Located underneath the rear extension is where you will find a large double garage. There is also a wrap-around varander boasting the most amazing views of the valley. Parking can also be found at the property. 11a Eskdale Close really is an exciting opportunity for a perspective buyer to create their forever home in this beautiful village. Viewing is highly advised to appreciate its potential.

GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1475 sq.ft. (137.1 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 is given 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: 9714

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)

11a Eskdale Close Steights WHITBY YO22 5EW	Energy rating G	Valid until: 12 April 2032 Certificate number: 5400-4977-5722-3099-1423
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Property type
Detached house

Total floor area
116 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G. It has the potential to be D.

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

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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