

- Semi detached bungalow
- 2 double bedrooms
- Well presented & spacious



2 Hall Pasture, Sleights, Whitby, North Yorkshire, YO22 5DQ

Guide Price £235,000

Property Group
ASTIN'S



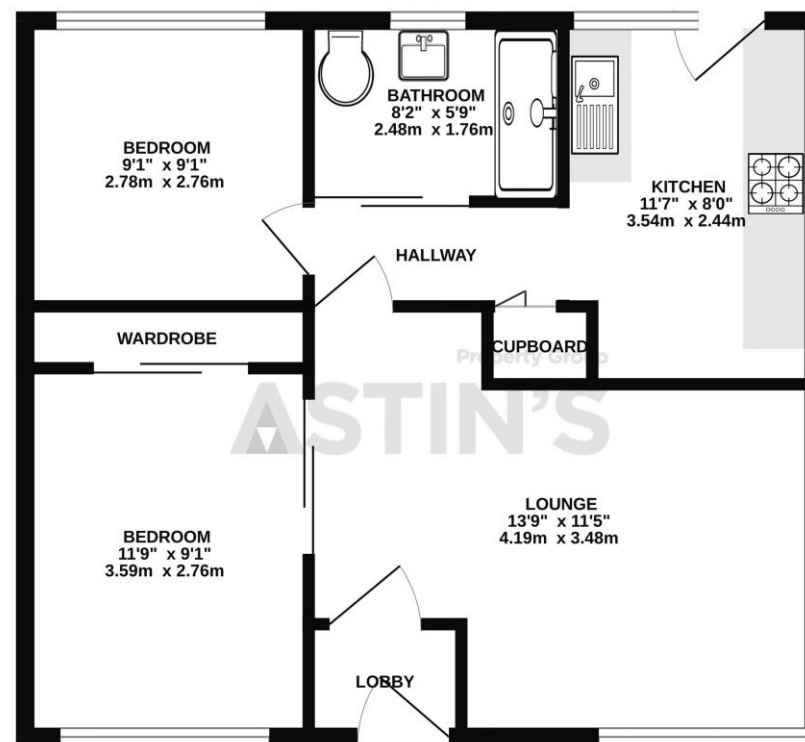
A well presented and surprisingly spacious 2 bedroom bungalow in the heart of this popular village.

The accommodation comprises large lounge, 2 double bedrooms, modern bathroom and modern kitchen with integral appliances.

The bungalow has the benefit of gas central heating and double glazing throughout whilst outside there is parking for 2 vehicles to the front with easy access. The rear garden has undergone landscaping and offers a peaceful haven with a mix of paved and lawned areas, summer house and Pergola with Hot tub, perfect for enjoying the rural outlook.

The property is within walking distance of all the amenities the village has to offer, including local shops, Primary School, Doctors Surgery and Public Houses, the property is a straight walk in for any discerning purchaser and suitable for all, early inspection is recommended.

GROUND FLOOR



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: 5132

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(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.

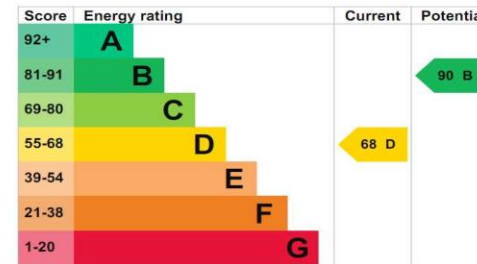
Energy performance certificate (EPC)

2 Hall Pasture Sleights WHITBY YO22 5DQ	Energy rating D	Valid until: 21 November 2033 Certificate number: 8290-2424-0822-1325-3973
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Property type	Semi-detached bungalow
Total floor area	46 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-part-2-standards) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-part-2-standards>).

Energy rating and score
This property's current energy rating is D. 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
Features in this property
Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.
Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.
<https://find-energy-certificate.service.gov.uk/energy-certificate/8290-2424-0822-1325-3973>

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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