

- Wonderful family home
- Parking & rear garden with patio area
- Stunning rural views over the esk valley



25 Birch Crescent, Sleights, Whitby, North Yorkshire, YO22 5DG

Offers Over £189,950

Property Group

**ASTIN'S**



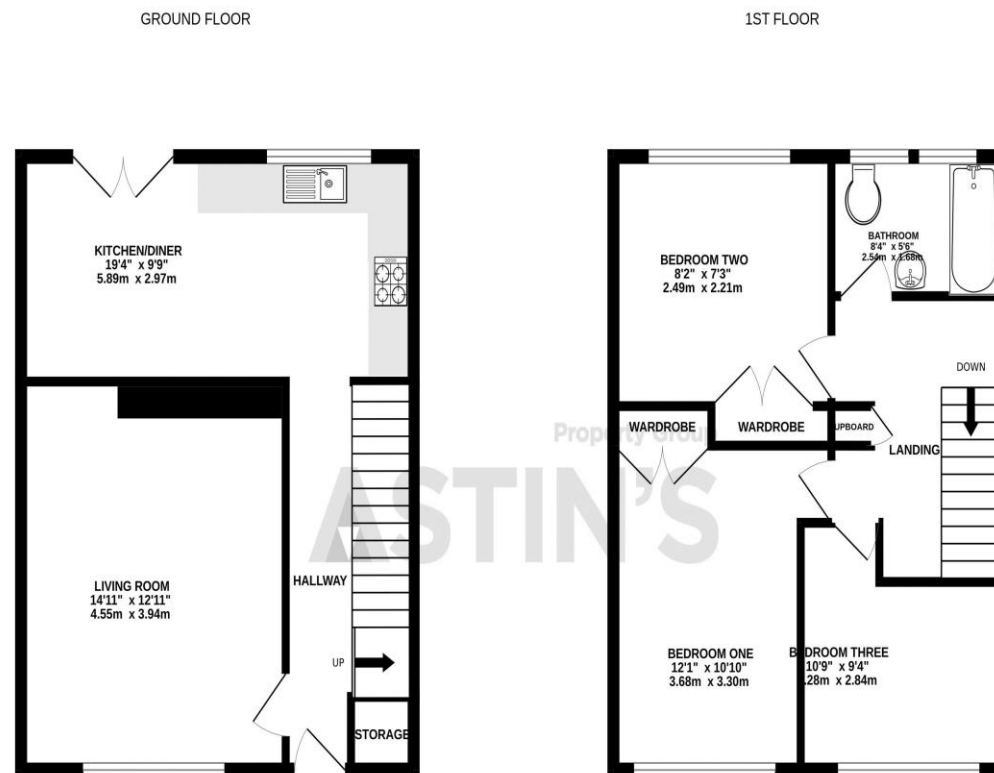


Astins are please to bring to market this delightful family home that has been renovated and decorated to a high standard throughout.

This wonderful home offers spacious accommodation throughout and is a turn key property. Ideally located close to schools, all amenities and a regular bus route this property also boasts wonderful rural views from the rear elevation and offers village peacefulness whilst still being located in a thriving village.

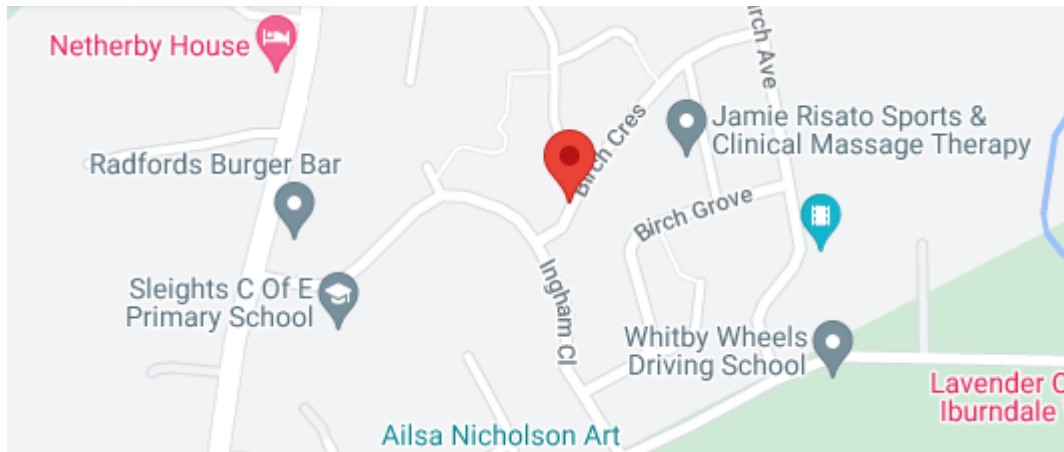
The ground floor accommodation offers a large kitchen/diner with high gloss units and integral cooker/hob, there are french doors leading out onto a large patio area. There is a generous lounge with multi fuel stove and large window overlooking the front drive. The first floor offers two double bedrooms and a good size single room, there are fitted wardrobes to both doubles, there is a good size airing cupboard which is useful for storage. There is a family bathroom with three piece suite.

There is parking to front for two cars. Whilst the property is not of standard construction it is a steel frame we understand that mortgages are still obtainable according to individuals personal circumstance and it is a freehold property. It would make a fantastic family home, bolt hole property or buy to let.



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



# Energy performance certificate (EPC)

25 Birch Crescent Sleights WHITBY YO22 5DG	Energy rating <b>D</b>	Valid until: 11 April 2033
		Certificate number: 9526-1004-3254-3967-9200

**Property type**  
end-terrace house

**Total floor area**  
90 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy efficiency rating for this property**

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

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

**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: 2591**

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.

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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