

- Delightful 3 bed semi-detached property
- Situated in an elevated position with glorious views
- Good size well stocked garden



Kent House, 16, Ainthorpe Lane, Danby, North Yorkshire,  
YO21 2JN

Guide Price £370,000

Property Group  
**ASTIN'S**

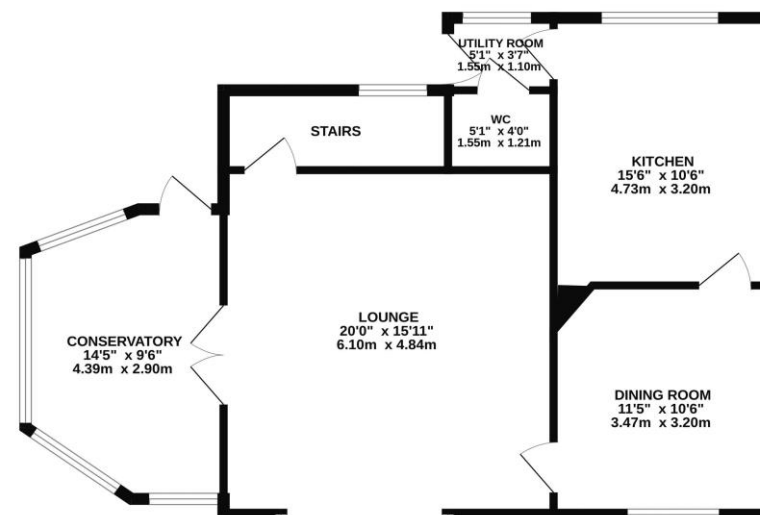


A magnificent semi-detached property occupying an excellent elevated position and enjoying panoramic views over Ainthorpe, Danby and towards Castleton and the surrounding unspoilt countryside of the North Yorks Mors National Park. Danby is an attractive village with lots to offer by way of primary school, surgery, bakery, traditional village pub and the Danby moors centre along with fantastic walks.

The property itself would make an ideal family home; the accommodation is generously laid and offers spacious family living. The ground floor comprises of good size kitchen with separate utility area, through to a large dining room with views over the front garden, into a large lounge with bay window flooding the room with light and large conservatory off. There are beamed ceilings, high skirting's and other wonderful character features throughout. The first floor offers 3 double bedrooms and family bathroom. The elevated views from this floor are glorious and again the whole house offers lots of natural light and a fantastic space. To the front of the property there is a large, well-stocked garden and also to the rear with outhouses. There is a pull on hard standing for parking and on street parking to the front.

This property really needs to be seen to appreciate its space, position and just to appreciate how fabulous this home really is, an ideal family home in the heart of the parks.

GROUND FLOOR  
756 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1351 sq.ft. (125.5 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 as to their operability or efficiency can be given.

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**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 with the exception of gas, the property has oil central heating.

**REF: 7248**

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: Detached house  
 Date of assessment: 02 February 2007  
 Date of certificate: [dd mmmm yyyy]  
 Reference number: 0000 0000 0000 0000 0000  
 Total floor area: 166 m<sup>2</sup>

This home's performance is rated 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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - Outstanding rate			
(91-101) A			
(81-90) B			
(71-80) C			
(61-70) D			
(51-60) E			
(41-50) F			
(31-40) G			
Very energy inefficient - Higher running costs			
	37	73	69
			31

**England & Wales** EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy Use	453 kWh/m <sup>2</sup> per year	178 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	13 tonnes per year	4.6 tonnes per year
Lighting	£81 per year	£00 per year
Heating	£1123 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. The certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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

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