

Castle Farm Cottage Sheriff Hutton | York

A charming cottage in the picturesque village of Sheriff Hutton on the fringes of the Howardian Hills yet only 7 miles from York. Offered with no onward chain, the property boasts a substantial workshop/garage and low maintenance lawned garden.

- Semi detached cottage
- Substantial adjoining garage and useful log store
- Planning conditions apply
- Kitchen, living room, bathroom and two bedrooms
- Located centrally within the grounds of Sheriff Hutton Castle
- NO ONWARD CHAIN





Guide Price £215,000

BoultonCooper

BC Est. 1801

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ACCOMMODATION

ON THE GROUND FLOOR

KITCHEN
12'1" x 11'1" (3.7 x 3.4)
Timber entrance door, range of fitted base and wall mounted units, 1 1/2 bowl stainless sink and drainer with chrome mixer tap over, tiles splash back, electric cooker point, plumbing for washing machine, chrome extractor hood, extractor fan, front aspect timber framed window, double radiator.

LIVING ROOM
17'8" x 11'1" (5.4 x 3.4)
Front aspect timber framed windows to the front, 2no. double radiators, understairs cupboard, staircase to first floor.

BATHROOM
8'2" x 6'0" (2.5 x 1.84)
Three piece suite comprising panelled bath with electric shower over, low flush wc, pedestal wash hand basin, part tiled walls, radiator.

ON THE FIRST FLOOR

LANDING
Double radiator, Velux roof light.

BEDROOM 1 (S)
10'5" x 10'5" (3.2 x 3.2)
Eaves storage cupboard, Velux roof light, timber framed window to the rear, double radiator, cupboard housing LPG gas fired Glow-worm boiler.

BEDROOM 2 (N)
10'5" x 8'3" (3.2 x 2.54)
Eaves storage cupboard, Velux roof light with views of the Castle ruins, double radiator.

OUTSIDE
Parking and lawned area to the front, shared courtyard garden and pedestrian access to the rear.

ADJOINING GARAGE/WORKSHOP
18'0" x 17'0" (5.5 x 5.2)
Double timber doors to front, electric power and lighting, timber framed window and personnel door to the rear, staircase to loft area (18'0" x 17'0").

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DUCK STORE
8'2" x 3'7" (2.5 x 1.1)
Timber framed window to the side.

SERVICES
We understand that the property is connected to mains electricity, water and drainage; LPG central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

PLANNING
We understand that Castle Farm Cottage is subject to a local occupancy clause whereby the occupation of the dwelling shall be limited to persons with a connection to the local Parish, by way of residency, employment or other requirements. Further details are available from the selling agents.

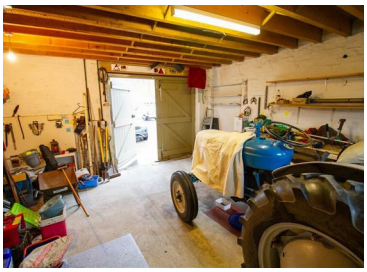
TENURE
We understand to be freehold with vacant possession upon completion.

VIEWING
Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

WHAT3WORDS
///expansion.freely.pillows

COUNCIL TAX BAND
We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING
Assessed in Band D The full EPC can be viewed online: https://www.gov.uk/find-energy-certificate or at our Malton Office.





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ENERGY PERFORMANCE RATING

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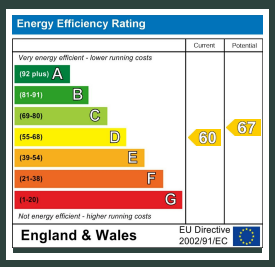

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