

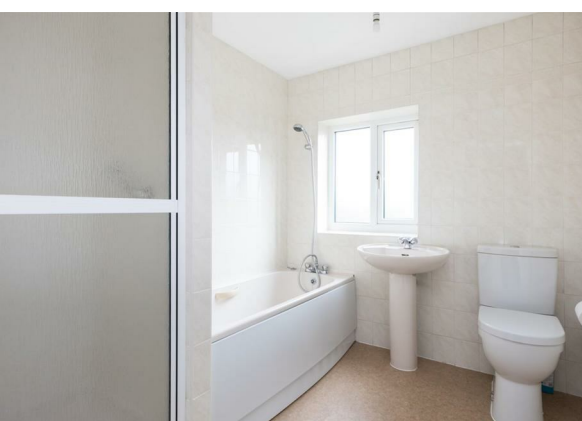


Laurels Garth, Sheriff Hutton Guide Price £375,000

A fabulous 4 bedroom detached property in a cul-de-sac location, enjoying castle ruin glimpses from a south facing rear garden. Features include 2 formal reception rooms, kitchen, utility room and cloakroom/wc plus an en-suite shower room off the principal bedroom, complemented by a paved driveway and a single garage.

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Inside

An entrance hall with central staircase leads off into a formal dining room and a 21'2" (6.45m) long dual aspect living room with feature fireplace and sliding double glazed doors, allowing access out into the south facing rear garden with fine views towards the castle ruins. The kitchen, adjoining the dining room, presents a buyer with an opportunity to update, replace and restyle the original units that currently provide a range of base and wall storage cupboards, freestanding appliance space and a stainless steel one and a quarter bowl sink and drainer unit. A useful rear lobby/utility room provides access into a cloakroom/wc as well as out into the rear garden.

The first floor landing leads off into a principal bedroom with fitted wardrobes and en-suite shower room, 3 further bedrooms (2 with castle ruin glimpses) and a house bathroom presents another exciting opportunity to update, replace and restyle the original coloured suite.

Other internal features of note include oil fired central heating to radiators, double glazing and newly laid carpets in the living room, entrance hall, dining room, stairs and landing.

Outside

A paved driveway provides parking and access into a brick built single garage. The side and rear gardens are mainly laid to lawn with the latter enjoying a south facing aspect, generous paved seating area and views towards the castle ruins.

Services

We have been advised by the vendor that all main services are connected to the property with the exception of mains gas.

Energy Efficiency

This property's current energy rating is D (60) and has the potential to be improved to an EPC of C (76).

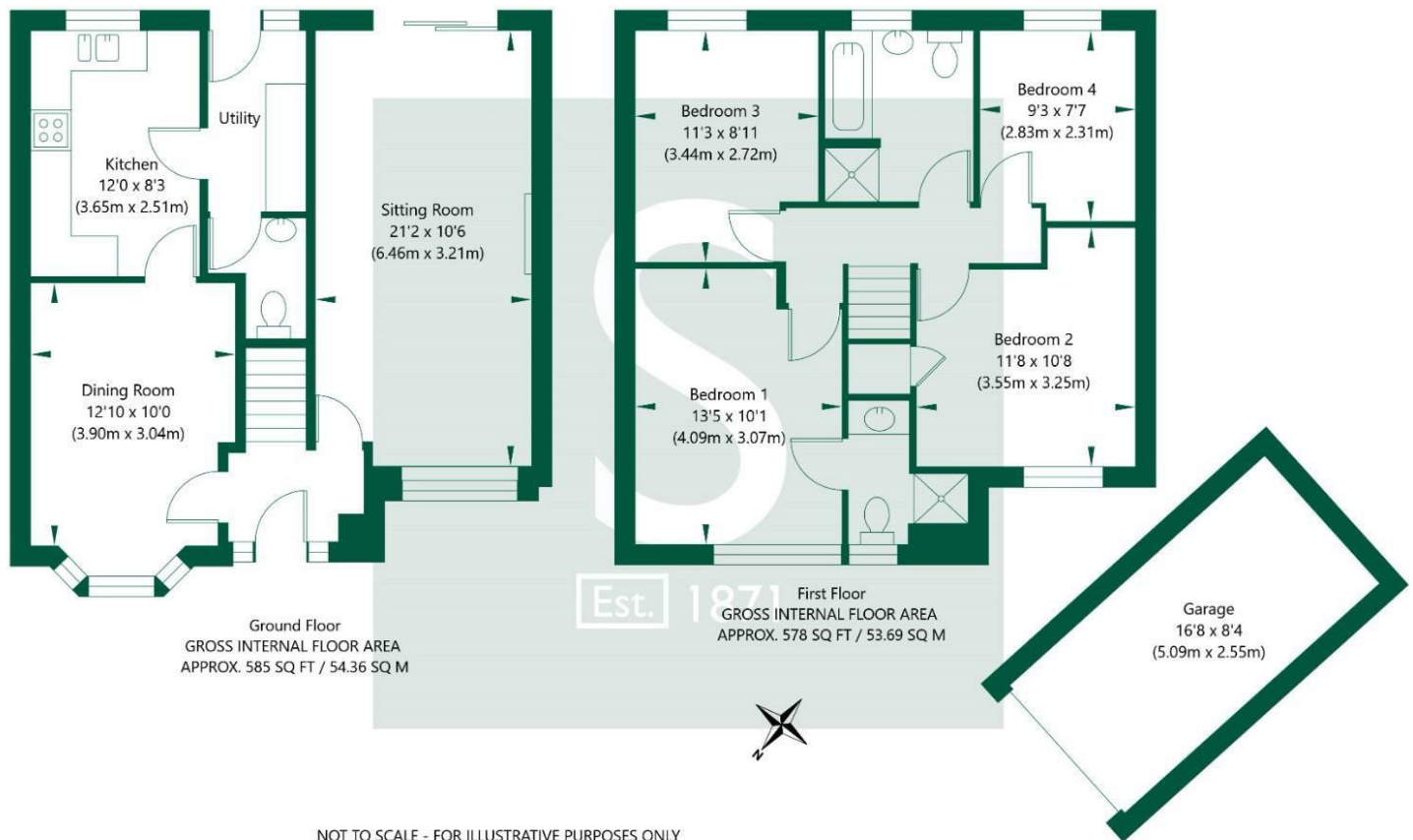
Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of D. The postcode for the property is YO60 6SE.

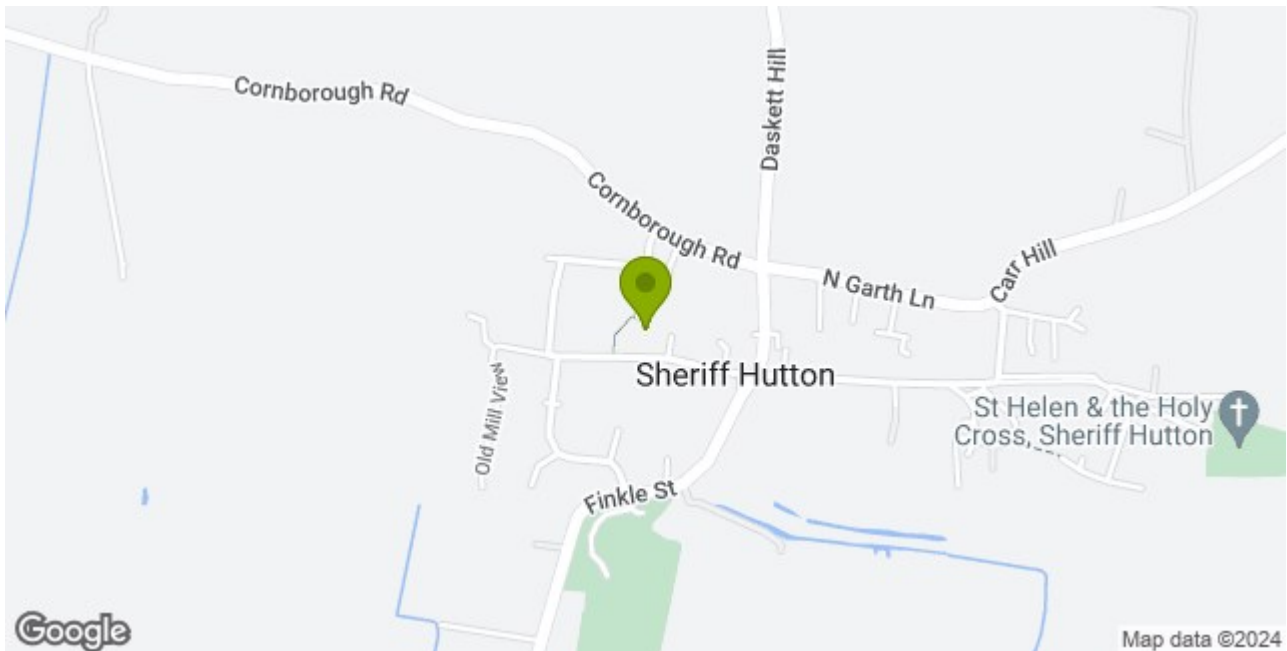
Tenure

We have been informed by the vendor that the property is freehold.

Laurels Garth, Sheriff Hutton, York, YO60 6SE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1163 SQ FT / 108.05 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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