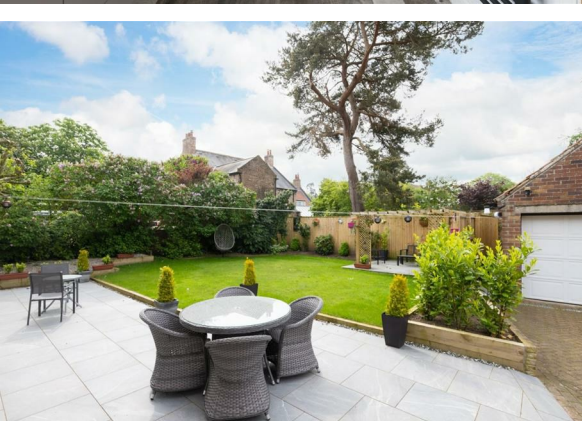
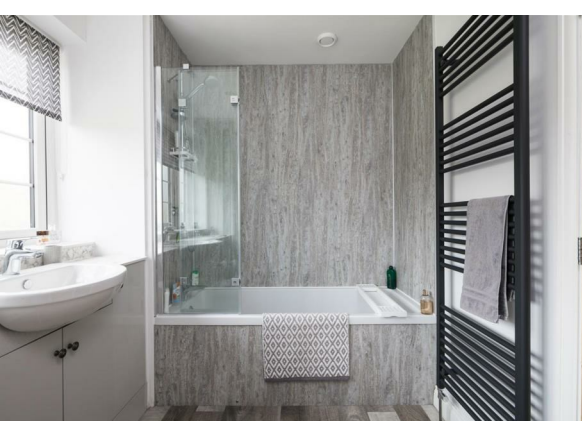




*** SOLD BY STEPHENSONS ***
Guide Price £595,000

*** North Yorkshires Largest Independent Estate Agent ***



Inside

An entrance lobby with cloakroom/wc opens into a spacious reception hall with understairs storage, utility cupboard and doors leading off into a fabulous 23'9" (7.25m) long dual aspect living room with feature fireplace, coal effect gas fire and double doors opening out into the delightful south facing rear garden.

The stunning dining kitchen features expansive worktops with dining bar and a generous range of base and wall storage cupboards complemented by integrated appliances (5 ring gas hob, eye-level double oven, grill and microwave, dishwasher, wine chiller, fridge and freezer) and further double doors off the dining area out into the rear garden.

The first floor landing leads off into an impressive principal bedroom suite with fitted wardrobes, rear garden views and a luxurious and spacious en-suite shower room, 2 further double bedrooms (both with rear garden views), study and a stylish house bathroom with a shower over the bath and a generous linen storage.

Other internal features of note include an oil fired radiator central heating system, double glazing and a drop down ladder access off the landing allowing access up into larger than average loft space with the potential to convert to additional living space.

Outside

The front garden is mainly laid to lawn and a long driveway provides extensive parking, turning bay and a access into a brick built double garage.

The delightful south facing rear garden has been beautifully landscaped to feature an expansive paved seating area, flower and shrub bed borders and a 2nd paved seating area with pergola.

The larger than average side garden certainly provides potential to extend the property subject to the necessary local authority consents.

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 (59) and has the potential to be improved to an EPC of C (74).

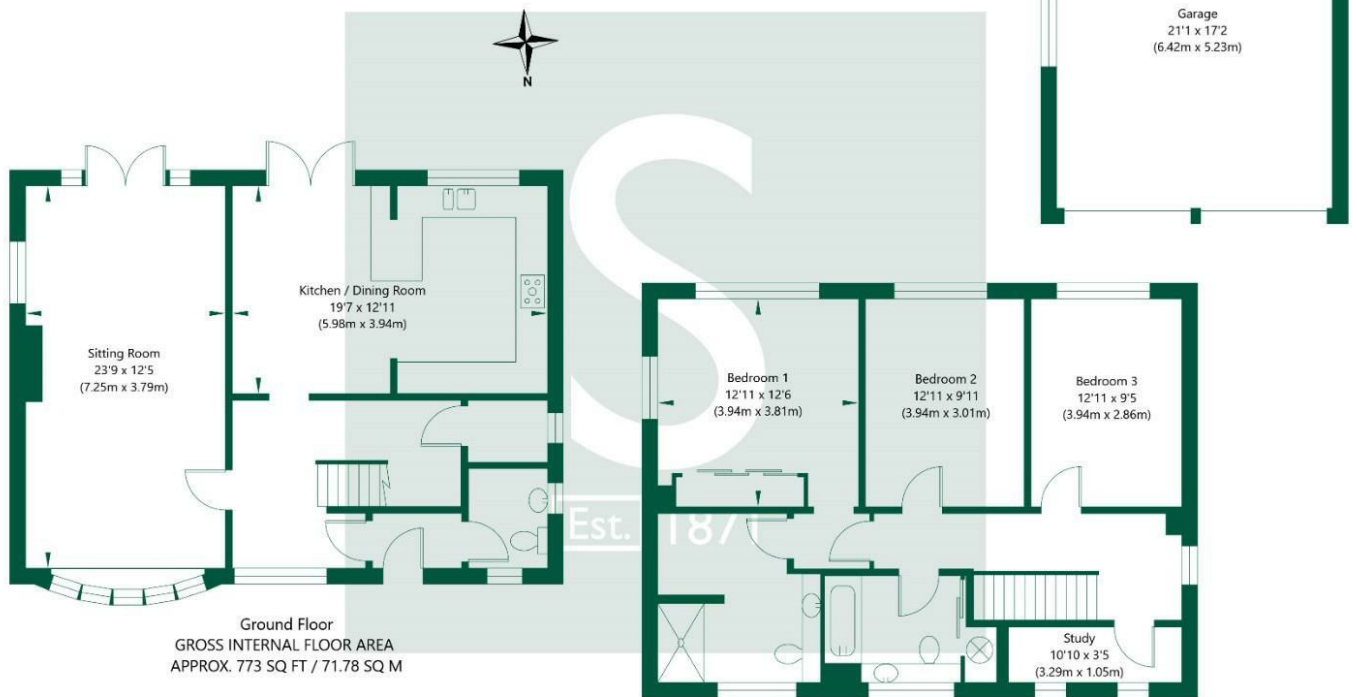
Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO61 IDY.

Tenure

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

Huby Road, Sutton on the Forest, York, YO61 1DY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1551 SQ FT / 144.04 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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