



## York Road, Sheriff Hutton Guide Price £750,000

\*\*\* WATCH OUR TEASER REEL NOW \*\*\* A substantial 5 bedroom detached property located on the rural fringes of Sheriff Hutton enjoying glorious countryside and castle ruin views. Features include over 2,510 sq ft of beautifully presented living space complemented by a large integral garage and delightful gardens.

\*\*\* NO ONWARD CHAIN \*\*\*

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### Inside

An entrance porch and reception hall leads off into a generous study/snug and a fabulous living room with wood burning stove and double doors opening into a larger than average garden room with rear garden and castle ruin views.

The 27'2" (8.28m) long dining kitchen features a beautifully appointed kitchen with granite worktops, Sandford range cooker and an integrated fridge complemented by a useful utility room with cloakroom/wc and doors leading off into the integral garage and out into the ear garden.



The first floor landing leads off into a superbly appointed principal bedroom suite with fitted wardrobes and luxurious en-suite bathroom. guest bedroom with en-suite shower room plus 3 further double bedrooms and a stylish house bathroom.

Other internal features of note include an oil fired central heating system, double glazing and glorious views from all of the first floor windows of the surrounding countryside, cricket ground and castle ruins.

### Outside

The front garden is mainly laid to lawn and a double width driveway provides parking and access into a large integral garage with power, light and remote control roller door.

The delightful rear garden has been landscaped to feature a lawn and well stocked flowerbed borders complemented by paved pathways and both decked and paved seating areas. The rear garden also features a useful lean-to garden store and enjoys fabulous views.



### Tenure

Freehold

### Services/Utilities

Electricity, water and sewerage are understood to be connected.

### Broadband Coverage

Up to 76 \* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.

### EPC Rating

E

### Council Tax

F - North Yorkshire Council

### Current Planning Permissions

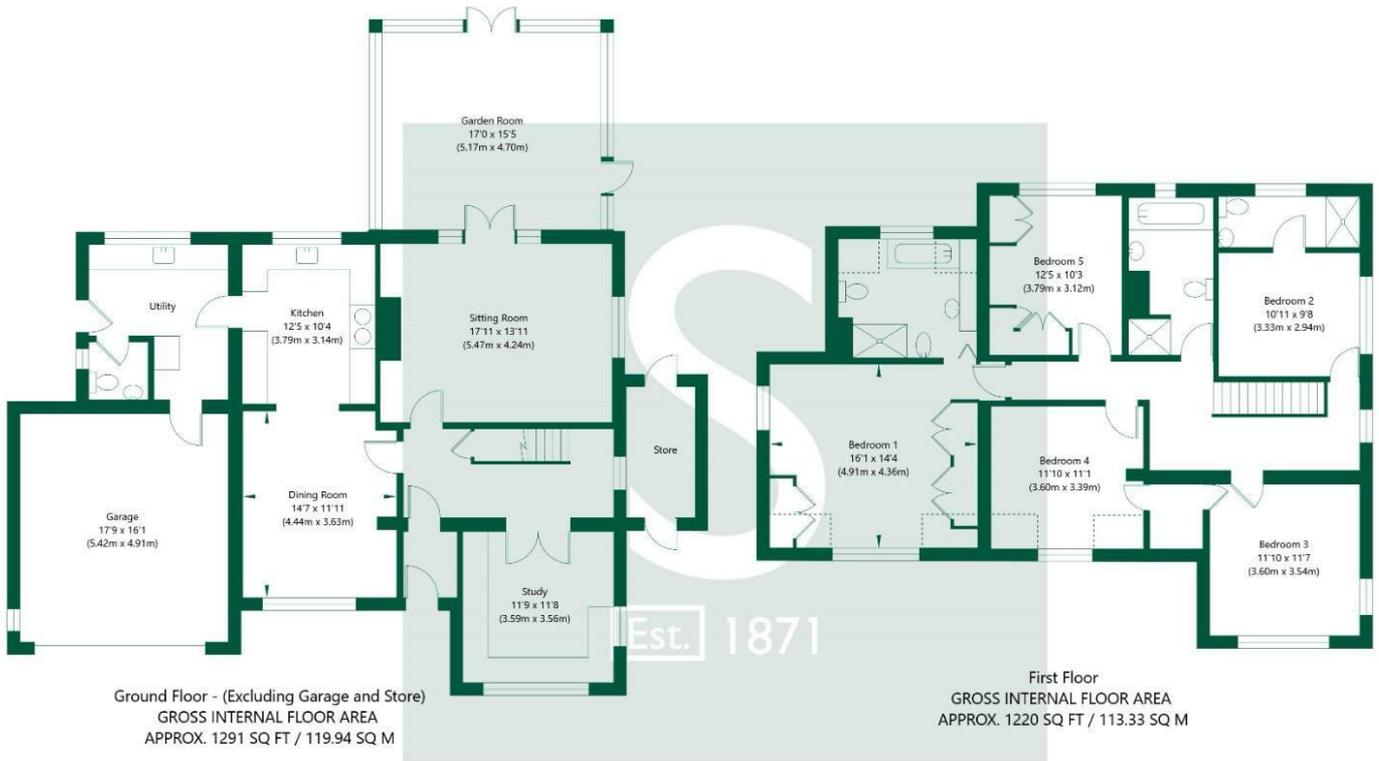
No current valid planning permissions

### Viewings

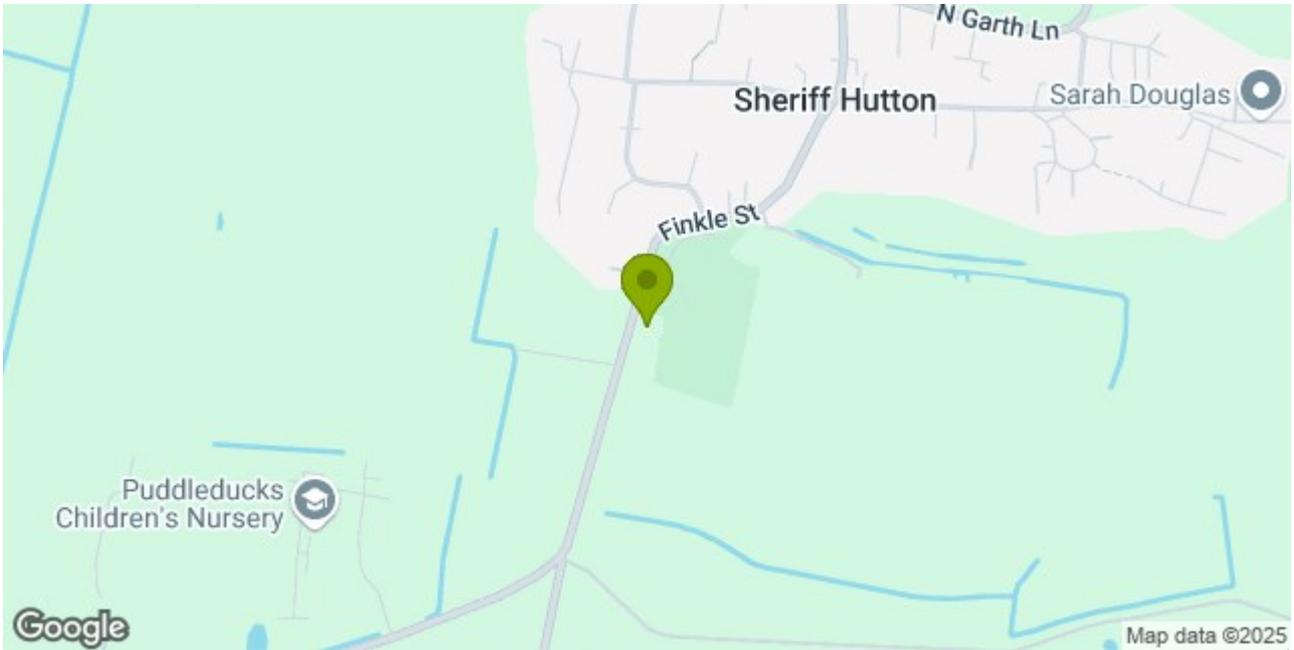
Strictly via the selling agent - Stephenson's Estate Agents, Easingwold



York Road, Sheriff Hutton, York, YO60 6RQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2511 SQ FT / 233.27 SQ M - (Excluding Garage and Store)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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