



Badger Cottage, Mill Lane, Sheriff Hutton, York YO60 6SN

Stephensons



Stephensons

Guide Price £325,000

An opportunity to update and improve a 2/3 bedroom detached village property featuring an idyllic rear garden and offered free of any onward chain. Believed to have been originally built in the 1970's, the property offers flexible living accommodation across 2 floors which briefly comprises of a spacious reception hall, 2 formal reception rooms, kitchen, ground floor double bedroom, 2 further first floor double bedrooms and a shower room, complemented by a long, gated driveway, detached single garage and delightful lawned gardens to both front and rear.

Ryedale District Council - Tax Band D

Viewings via Easingwold Office 01347 821145



Now in need of a comprehensive programme of refurbishment the property currently offers a surprisingly spacious reception hall with high vaulted ceiling, cloaks cupboard and stairlift (Handicare Simplicity Plus in situ and included in the sale) leading off into a formal dining room, 23'0" long living room featuring an open fireplace with back boiler and double doors out into the rear garden, 1 ground floor double bedroom/3rd reception room and a kitchen with scope to update, replace and restyle to taste but currently featuring an integrated eye-level double oven and grill, ceramic hob, serving hatches into both the living room and dining room plus a door out into the rear garden.

The first floor landing features built-in storage cupboards and leads off into 2 double bedrooms (both with fitted wardrobes) and a shower room.

Externally, a long driveway to the side of the property provides parking and access into a single garage. The front garden is mainly laid to lawn and the idyllic rear garden enjoys a high degree of privacy and features a generous paved seating area and an elevated area of lawn with a wooded backdrop.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	20 G	

Stephensons
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Haxby
Knaresborough
Selby
Boroughbridge
Easingwold
York Auction Centre

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IE Reynolds BSc (Est Man) FRICS
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OJ Newby MNAEA
JE Reynolds BA (Hons) MRICS
RL Cordingley BSc FRICS FAAV
JC Drewniak BA (Hons)

Associates
CS Hill FNAEA
N Lawrence

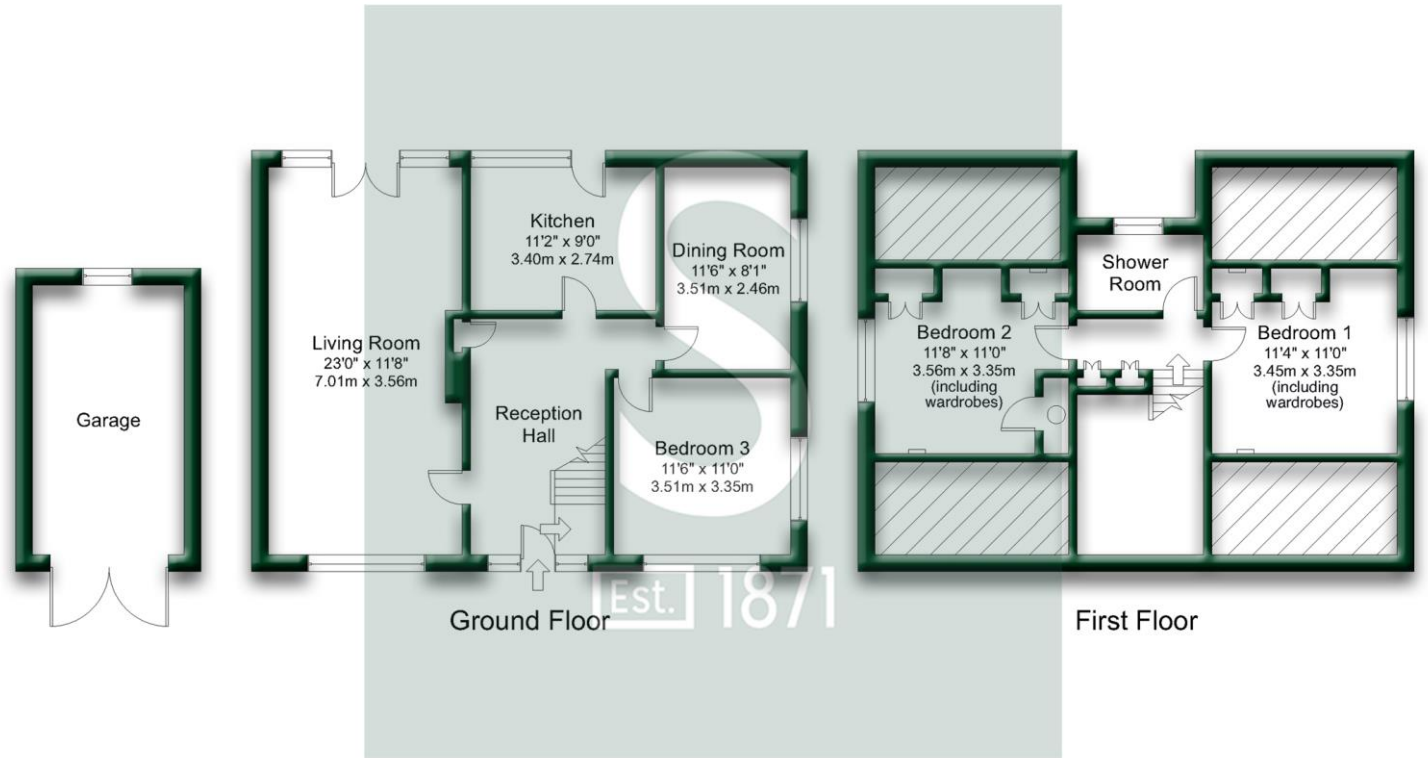
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Gross internal floor area excluding Garage & Eaves (approx.): 96.4 sq m (1,038 sq ft)

Not to Scale.
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Services

We have been informed by the Vendor that all mains services are connected to the property except gas.