



## Sutton Road, Sutton-on-the-Forest Guide Price £499,995

A fabulous 3 bedroom detached rural property offered with no onward chain set in around .31 of an acre and located within 2.5 miles of both Sutton-on-the-Forest and Sheriff Hutton, and just 5.5 miles off York's outer ring road. Features include a sitting room with wood burning stove, dining kitchen and an en-suite shower room to the principal bedroom, complemented by a gated drive, detached garage and glorious far reaching rural views.

\*\*\* A FURTHER .86 OF AN ACRE AVAILABLE BY SEPARATE NEGOTIATION \*\*\*



## Inside

A reception hall with parquet flooring and cloakroom/wc leads off into a dual aspect sitting room with wood burning stove and a spacious dining kitchen with expansive worktop space, generous storage and built-in appliances (oven, hob & dishwasher), complemented by further front and rear garden views and a door out to the side of the property.



The first floor landing leads off into a principal bedroom with en-suite shower room, 2 further bedrooms, box room and bathroom, all of which enjoy far reaching rural views.



Other internal features of note include oil fired radiator central heating and double glazing.

## Outside

A generous driveway with remote control double gates provides parking and access into a detached garage with an adjoining utility room. The property stands centrally within a plot of around .31 of an acre with both the front and rear gardens mainly laid to lawn and far reaching rural views from all 4 boundaries.



It should also be noted that an additional strip of land of approx .86 of acre (immediately behind the property and marked in yellow) is available to purchase by way of separate negotiation at a Guide Price of £50,000



## Services

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

## Energy Efficiency

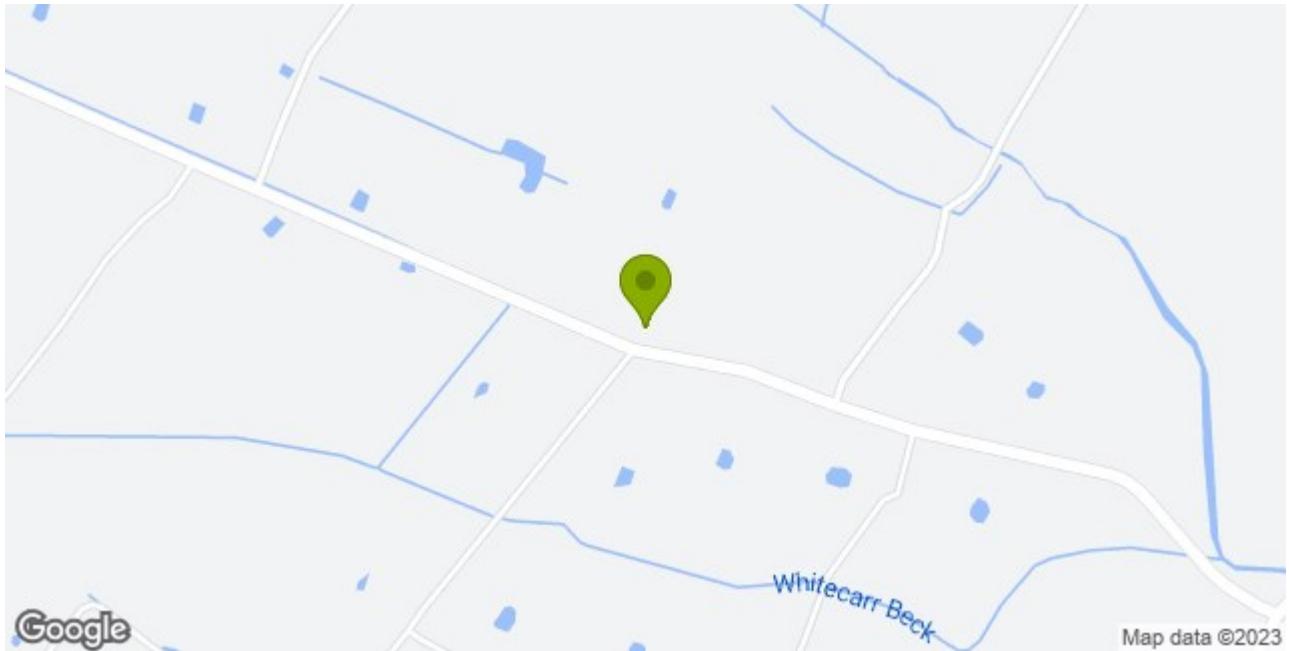
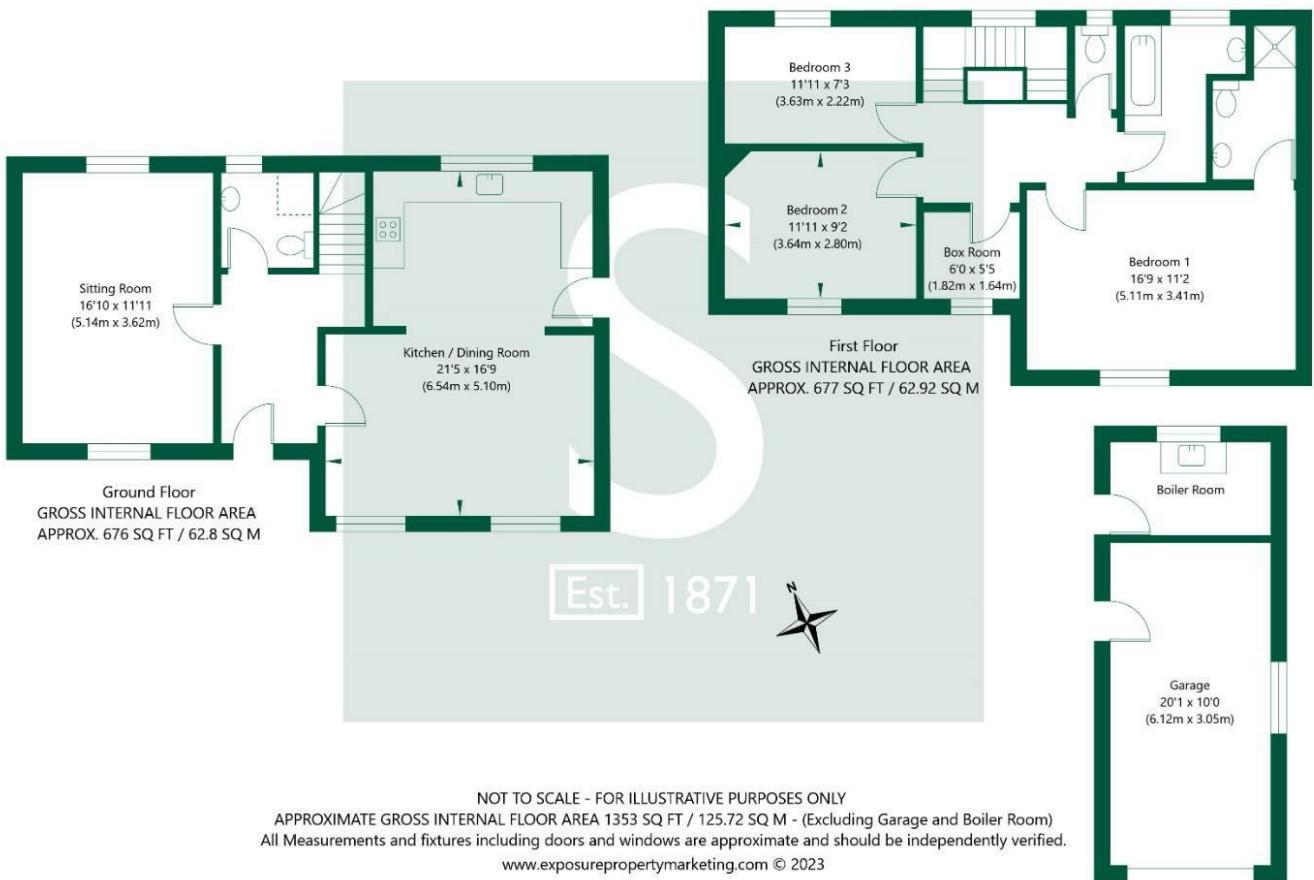
This property's current energy rating is D (57) and has the potential to be improved to an EPC of A (95).

## Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of E. The postcode for the property is Y032 5TU.

## Tenure

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



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