



2 Jacobs Court Sutton-On-The-Forest
York, YO61 1EW
£349,950

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AN EXECUTIVE FOUR BEDROOM MID TOWNHOUSE ARRANGED OVER THREE FLOORS AND OFFERING OPEN PLAN LIVING, PROVIDING SPACIOUS AND FLEXIBLE ACCOMMODATION WITH SCOPE FOR LIGHT COSMETIC ENHANCEMENT SET WITHIN ATTRACTIVE FRONT AND REAR GARDENS WITH OFF STREET PARKING, IDEALLY SUITED TO PROFESSIONALS OR MODERN FAMILY LIFE IN THIS HIGHLY SOUGHT AFTER AND PICTURESQUE RURAL VILLAGE

Mileages: York – 9 miles, Easingwold – 6 miles (Distances Approximate)

Reception Hall, Cloakroom/WC, Open Plan Kitchen/Living/Dining Room

First Floor Landing, Three Bedrooms, Four Piece Family Bathroom/Wet Room

Second Floor Landing, Principal Bedroom Suite with En Suite Shower Room

Outside: Front and Rear Gardens, Allocated Off Road Parking for Two Vehicles

A six panel composite entrance door with over light opens into a welcoming RECEPTION HALL, with a turned staircase rising to the first floor.

Off the hall is a CLOAKROOM/WC, refitted with a contemporary vanity mounted wash hand basin, low suite WC and vertical chrome towel radiator.

Also accessed from the hall is an AIRING CUPBOARD housing the programmable central heating controls and unvented pressurised hot water cylinder.

A further six panel door opens into an Open Plan Kitchen / Living / Dining Room.

KITCHEN enjoying a pleasant outlook over the front garden, the kitchen is fitted with a range of soft close cabinetry with curved work surfaces and tiled mid range splash backs. Integrated Neff appliances include an electric hob with chimney style extractor above, eye level double Neff oven, fridge, freezer and dishwasher. Space is provided for a washer/dryer. Low voltage down lighters complete the contemporary feel.

LIVING/ DINING ROOM adjoins the kitchen and opens out to a dining and sitting area, ideal for modern family living. A feature exposed brick wall adds character, while timber framed glazed French doors with full height glazed side panels open onto a rear terrace and garden.

A useful under the stairs cupboard provides power, lighting and serves as central media hub.

A turned staircase with handrail rises to the FIRST FLOOR LANDING.

BEDROOM TWO is a double room with fitted wardrobes and dual timber framed double glazed windows with pleasant outlook to the front.

BEDROOMS THREE is also a double bedroom whilst BEDROOM FOUR is a single but could also be useful STUDY space.

FOUR PIECE FAMILY BATHROOM / WET ROOM is fully tiled and appointed with a panelled bath with mixer tap and a separate walk in mains plumbed Aqualisa shower, a wall mounted wash basin, low suite WC. Chrome towel radiator, low voltage lighting and a shaving point complete the room.





SECOND FLOOR LANDING.

A straight staircase leads up to the PRINCIPAL BEDROOM with dual Velux windows offering far reaching countryside views.

EN SUITE SHOWER ROOM is fitted with a corner mains plumbed shower cubicle, wall mounted wash hand basin with mixer tap and tiled splash back, low suite WC, vertical chrome towel radiator, low-voltage lighting and shaving point.

A discreet door provides access to useful eaves storage.

OUTSIDE - The front garden is mainly laid to lawn behind a short wall, with a paved turned pathway leading to the front entrance door and a timber picket fence to one side.

The rear garden is fully enclosed, child and pet friendly, attractively landscaped with a paved porcelain terrace directly off the sitting room, ideal for outdoor dining. The remainder is laid to artificial turf with raised planters providing seasonal interest and well appointed bespoke seating. External lighting, power and water tap are installed.

A timber gate leads to the rear parking area, where the property benefits from two allocated off-road parking spaces.

LOCATION - Sutton on the Forest lies approximately 9 miles north of York and is a particularly sought after former estate village, dominated by Sutton Hall and characterised by its wide village street, open greens and historic 18th-century properties. The village offers a reputable primary school, preschool and toddler groups, bus service, and popular Rose and Crown Public House & Restaurant, Il Paradiso On The Forest Italian Restaurant and Sutton Park Tea Rooms. More extensive amenities are available in the Georgian market town of Easingwold, some 6 miles away, with further facilities including doctors' surgery, post office, sports club, village store and café in neighbouring villages.

Tenure: Freehold
 Services: Mains water (metered), electricity and drainage
 Heating: Oil fired central heating
 Council Tax Band: D

Viewings - Strictly by prior appointment through the selling agents: Churchills of Easingwold Tel: 01347 822800 or Email: easingwold@churchillsyork.com

Agents Note - The property forms part of a development where the freehold is jointly owned by the 5 residents, who assume responsibility for the upkeep of the communal parking area and access road through a dedicated management company.

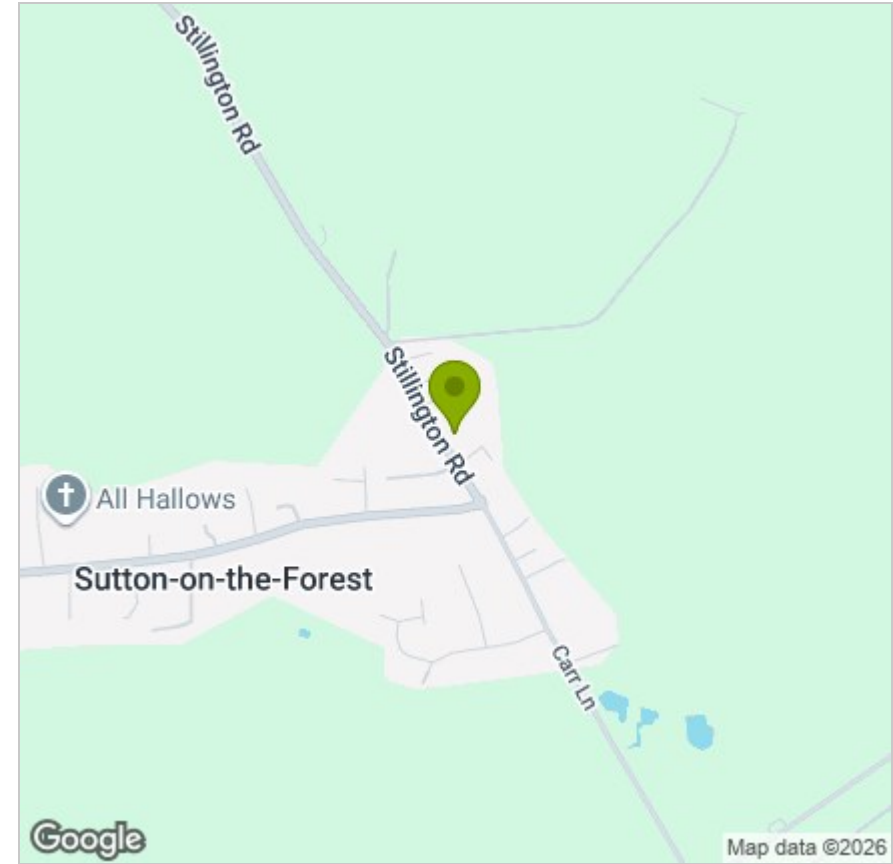
AGENTS NOTES: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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