



7 Laurels Garth Sheriff Hutton
York, YO60 6SE
Guide Price £285,000

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A 3 BEDROOM DETACHED BUNGALOW SET IN THIS SOUGHT AFTER VILLAGE TO THE NORTH OF YORK. Conveniently located for York to the South and the Howardian Hills to the North as well as easy access to the A19 and the A64. The property provides spacious accommodation comprising entrance porch, spacious lounge, dining room with patio doors to a conservatory, fitted kitchen with built in Bosch oven and hob, inner hall, bedroom 1 with en-suite shower room, 2 further bedrooms and bathroom/WC. To the outside is a driveway leading to a brick garage whilst to the rear is a private garden laid to lawn. An internal viewing is recommended to appreciate the size of accommodation on offer.

Porch

Entrance door, door leading to;

Lounge

15'8 x 11'10 (4.78m x 3.61m)
Double glazed window to front, stone fireplace, radiator, TV point, power points. Carpet.

Dining Room

10'2 x 7'1 (3.10m x 2.16m)
Double glazed patio door to conservatory, radiator, power points. Carpet. Panelled door to;

Conservatory

9'2 x 7'2 (2.79m x 2.18m)
Double glazed windows to three aspects.

Kitchen

10'2 x 7'8 (3.10m x 2.34m)
Modern fitted units comprising 1 1/2 bowl sink unit, base and wall units, laminated work surfaces, built in Bosch electric oven and hob, power points.

Inner Hall

Doors leading to;





Bedroom 1

11'8 x 10'3 (3.56m x 3.12m)

Double glazed window to rear, built in wardrobe, radiator, power points. Carpet. Door to;

En-Suite Shower Room

Walk in shower cubicle, double glazed window to rear, radiator. Vinyl floor covering.

Bedroom 2

10'6 x 8'4 (3.20m x 2.54m)

Double glazed window to front, built in wardrobes, radiator, power points. Carpet.

Bedroom 3

8'7 x 7'4 (2.62m x 2.24m)

Double glazed window to front, radiator, power points. Carpet.

Bathroom

Panelled bath, pedestal wash hand basin, low level WC, extractor fan, single panelled radiator.

Outside

Front garden with long driveway leading to a brick single garage. Private rear garden designed for wildlife and providing home produce including apples, pears, rhubarb and raspberries, plus patio area, flower borders, shrubs and bushes.

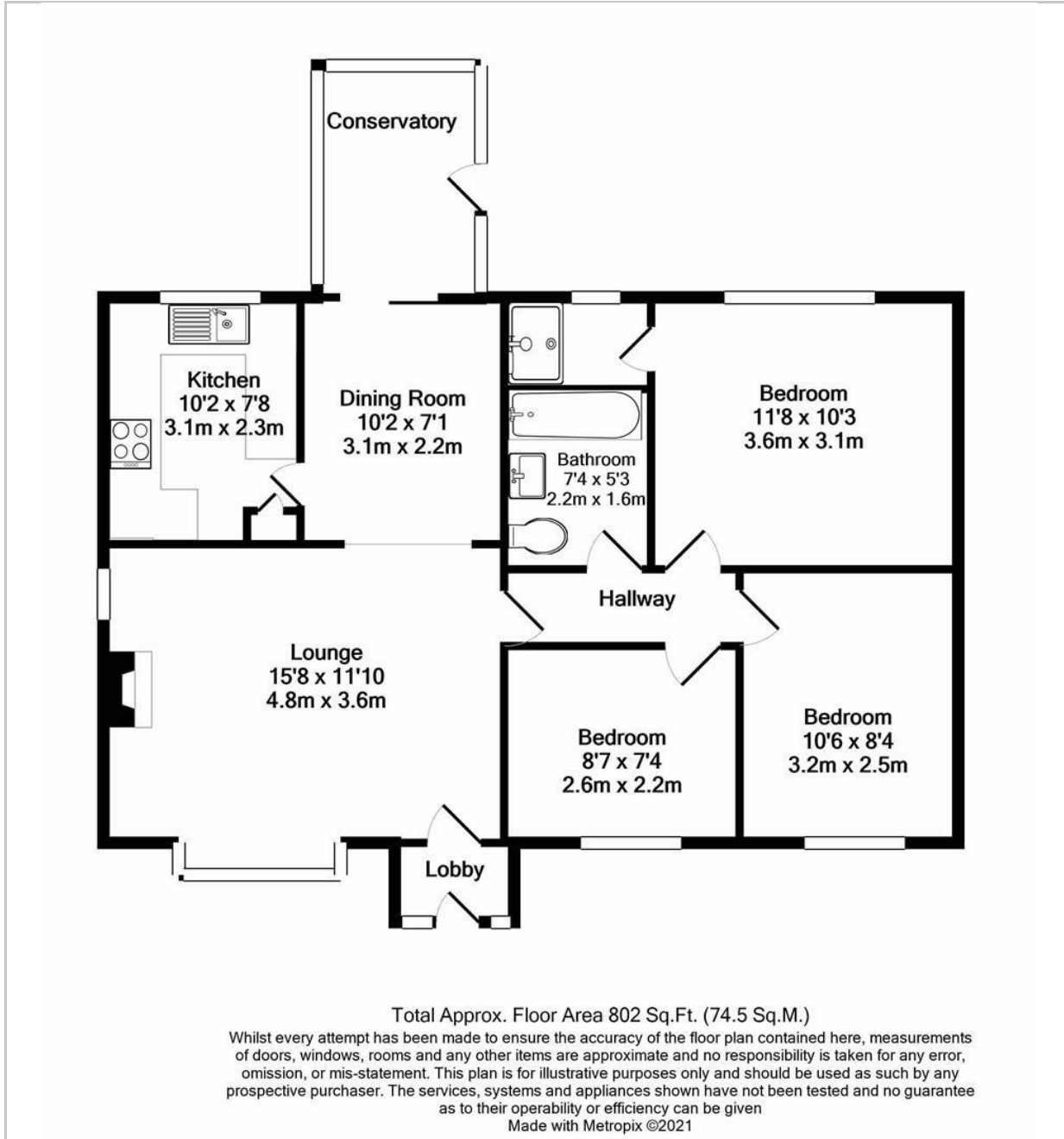


About the area

Situated between York and the Howardian Hills area of outstanding natural beauty. The village was mentioned in Domesday Book and it's colourful history can still be seen today in the remains of 2 castles and a beautiful 12th century church.

Village amenities include a post office/ village store, a delicatessen/coffee shop, two public houses, fine wine shop and a well regarded primary school. It is conveniently located with easy access to major highway routes such as the A64 and A1/M1 beyond.

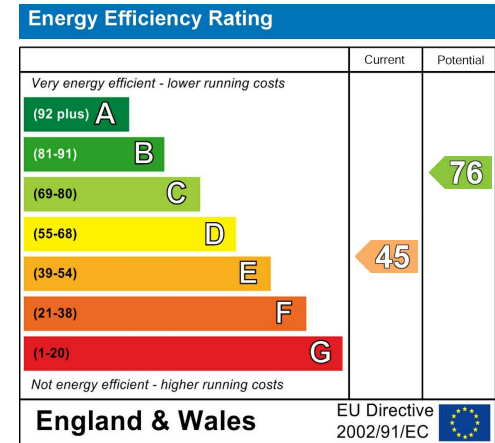
FLOOR PLAN



LOCATION



EPC



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