



WILLOW GREEN

ESTATE AGENTS



3 The Croft York, YO60 6SQ

Guide price £280,000

The Croft is a beautifully presented semi-detached bungalow located in the picturesque village of Sheriff Hutton. The property has been extended and modernised throughout by the current owners to an extremely high standard with large garden, garage/utility and driveway parking.

The well presented living accommodation briefly comprises; kitchen/dining room which opens into the sitting room, rear hall with two double bedrooms a further single bedroom/study and a family bathroom. Outside has a large rear garden with patio seating area and front driveway leading to a garage/utility room.

Sheriff Hutton is a historical town located 11 miles North of York. The village has a fantastic pub, village shop, cafe, playground, and sports hall with playing fields. The property is located within comfortable driving distance of well regarded local and private schools within the area. Sheriff Hutton is well placed for connectivity from York Station, London Kings Cross is around 2 hours away; Edinburgh from 2h 16 minutes and Leeds/Bradford International airport is around 45 miles away.

EPC RATING F

LIVING ROOM

10'0" x 25'2" (3.05m x 7.68m)



BEDROOM 2

6'2" x 10'6" (1.88m x 3.21m)



KITCHEN

7'11" x 12'0" (2.42m x 3.67m)



BEDROOM 3

7'9" x 10'7" (2.38m x 3.24m)



BEDROOM 1

8'1" x 8'9" (2.47m x 2.68m)



BATHROOM

4'9" x 7'6" (1.47m x 2.3m)



HALLWAY 1

4'11" x 9'4" (1.51m x 2.85m)

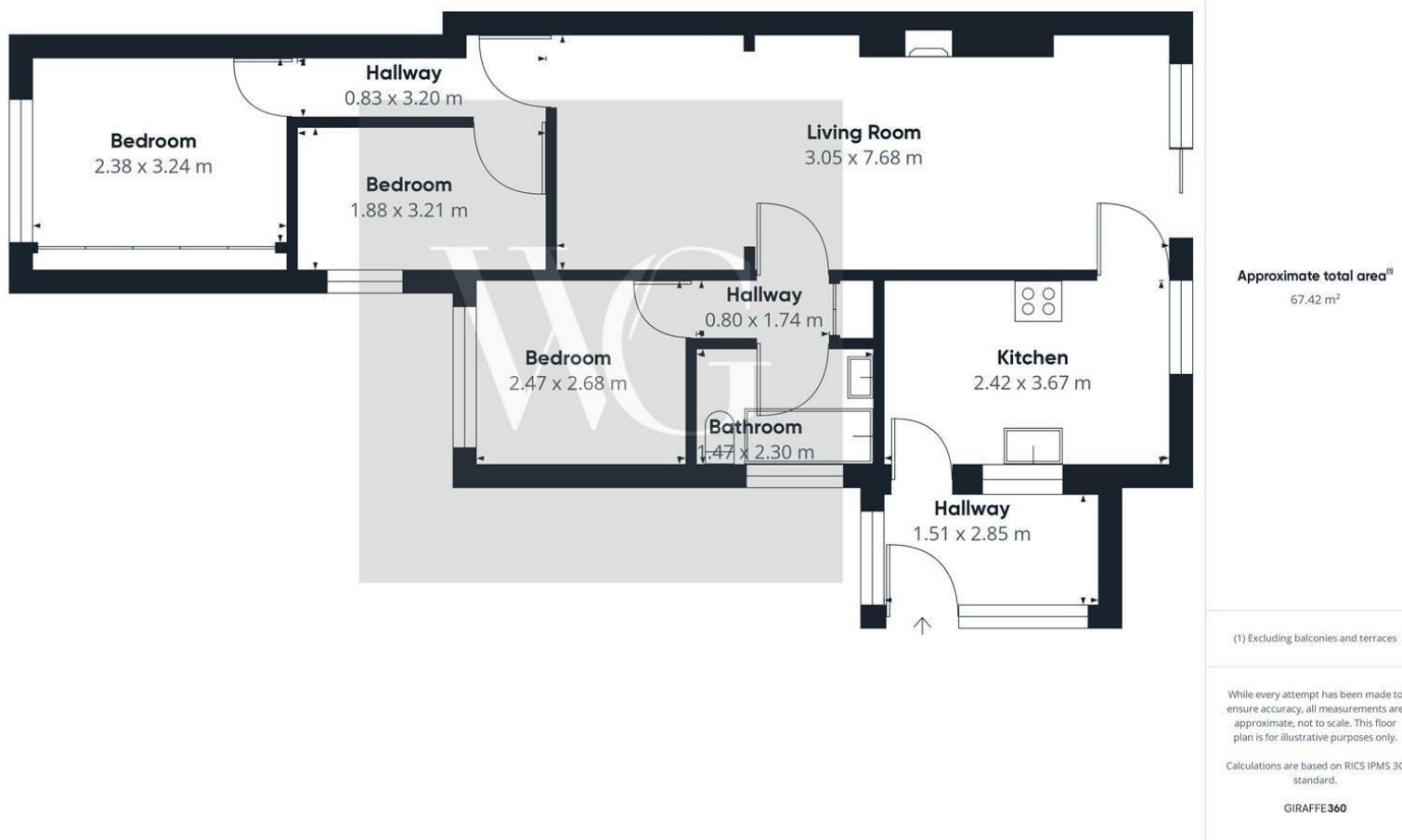
HALLWAY 2

2'7" x 5'8" (0.8m x 1.74m)

HALLWAY 3

2'8" x 10'5" (0.83m x 3.2m)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	37	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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