



32 The Croft
Sheriff Hutton, York, North Yorkshire YO60 6SQ
Guide price £299,950


WILLOWGREEN
ESTATE AGENTS

The Croft is an immaculately 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 a beautifully landscaped 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 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 D



ENTRANCE HALLWAY

KITCHEN/DINING ROOM 20'2" x 8'0" (6.16 x 2.44)

Window to front aspect, parquet wooden style flooring, range of fitted wall and base units with wooden work surfaces, fitted electric oven and hob with extractor over, sink unit, integrated dishwasher, built in fridge/freezer, power points, radiator. Space for dining.

SITTING ROOM 17'1" x 10'0" (5.22 x 3.05)

Bay window to front aspect, log burning stove with wooden mantle, TV point, power points, radiator.

HALLWAY

BEDROOM ONE 12'5" x 10'0" (3.81 x 3.06)

Window to rear aspect, TV point, power points, radiator.

BEDROOM TWO 12'5" x 7'5" (3.81 x 2.27)

Window to rear aspect, power points, radiator.

BEDROOM THREE 8'9" x 8'0" (2.69 x 2.44)

Window to side aspect, fitted wardrobe, power points, radiator.

BATHROOM

Sky light, wooden flooring, fully tiled walk in shower enclosure, panel enclosed bath, low flush WC, hand wash basin with mixer tap, built in shelving, downlights, heated towel rail, extractor fan.

UTILTY ROOM

Fitted units, plumbing for washer, space for dryer, boiler, power points.

GARAGE

Up and over door, power points.

OUTSIDE

To the front is a good sized driveway with parking for multiple vehicles with a single garage split in half used as a utility room. To the rear is a landscaped garden mainly laid to lawn with patio area and garden shed.

SERVICES

Oil fired central heating, mains drainage.

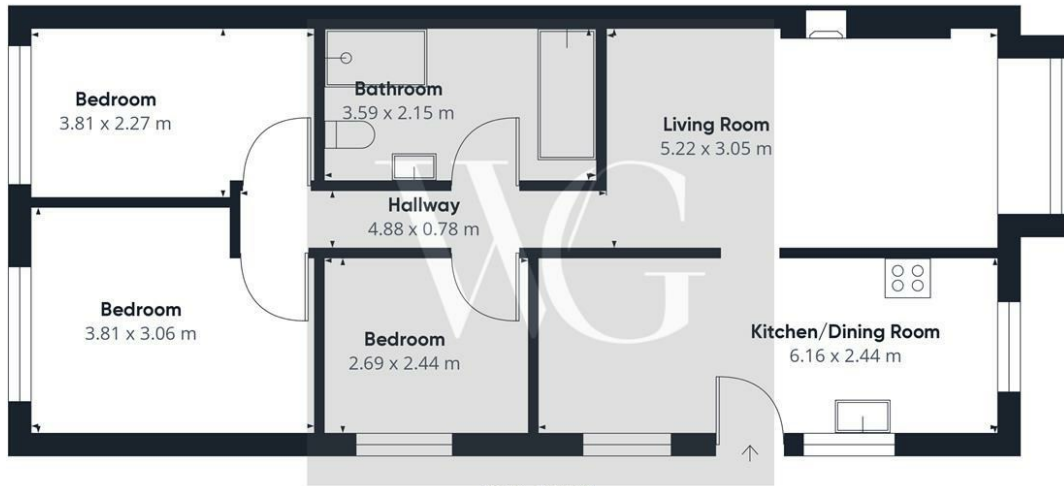
TENURE

Freehold

COUNCIL TAX BAND B







Floor 1 Building 1



Floor 1 Building 2

WG

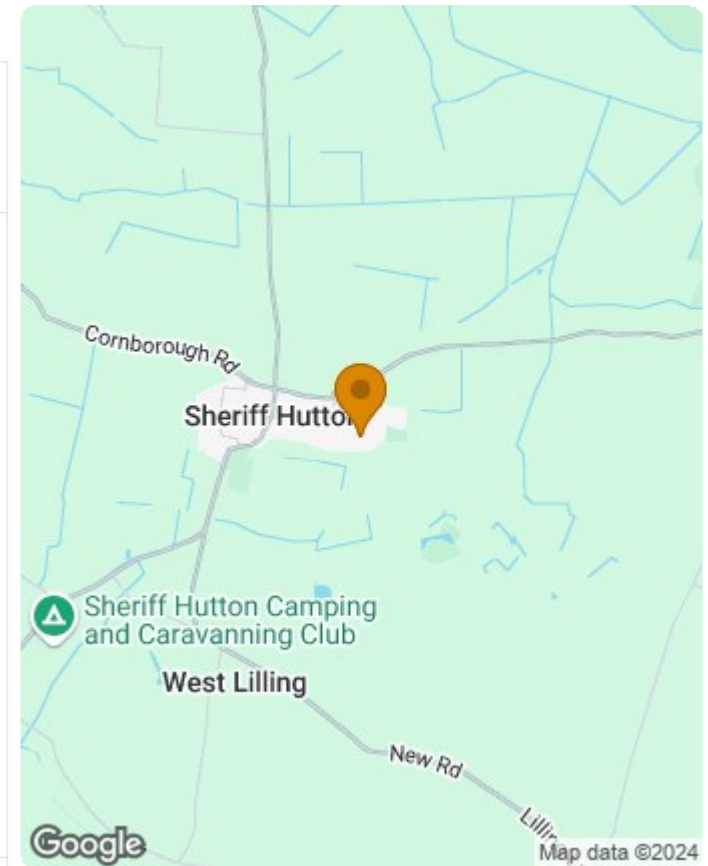
Approximate total area[®]
82.77 m²

(1) Excluding balconies and terraces.

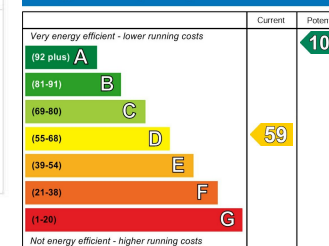
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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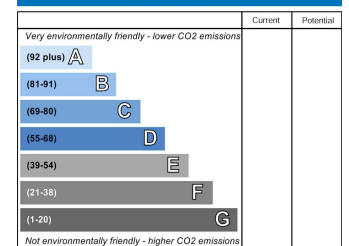
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC



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