



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	42	
(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

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



8, Terrington View, York, YO60 6QS
Guide price £300,000

8 Terrington View is a well presented three bedroom detached bungalow offering spacious accommodation with off street parking and a good sized rear garden, located in the picturesque village of Sheriff Hutton.

The accommodation comprises; entrance hallway, sitting room, dining kitchen, rear hall, family bathroom, two bedrooms and a further bedroom which leads into the sunroom. Externally, there is a rear enclosed garden with driveway parking to the front.

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.

<https://tour.giraffe360.com/9cd0473bc6f649aaafdc4be9c2a63eaa/?nocookie&lsf=1>

EPC RATING E



ENTRANCE PORCH

5'7" x 4'0" (1.72m x 1.23m)
Radiator.

KITCHEN

14'7" x 8'8" (4.46m x 2.66m)
Window to side aspect, range of fitted wall and base units with work surfaces, tiled splashback, stainless steel sink unit, space for cooker, space for fridge/freezer, power points, radiator.

LIVING ROOM

16'11" x 10'9" (5.16 x 3.30)
Window to front and side aspect, gas fireplace, TV point, power points, radiators.

HALLWAY

9'7" x 2'11" (2.93m x 0.89m)
Access to the loft space.

BATHROOM

BEDROOM ONE

11'10" x 10'9" (3.62m x 3.30m)
Window to rear aspect, power points, radiator.

BEDROOM TWO

8'4" x 8'10" (2.56m x 2.71m)
Double French doors into sunroom, built in storage units, power points, radiator.

BEDROOM THREE

7'11" x 10'9" (2.42m x 3.30m)
Window to side aspect, power points, radiator.

SUNROOM

7'3" x 8'10" (2.23m x 2.71m)
Window to front side and rear aspect, door to rear, power points.

REAR HALL

indoor passage. which runs between the side of the bungalow and the garage and provides good storage space.

OUTSIDE

To the front is a good sized driveway with parking for multiple vehicles with a single garage. To the rear is a lawned garden with patio area and garden shed.

SERVICES

Calor Gas central heating.

COUNCIL TAX BAND D

TENURE

Freehold

