



WILLOW GREEN

ESTATE AGENTS



**54a St Hildas Street
Sherburn, YO17 8PH**

Guide price £299,995

Beautifully refurbished to a high standard, this two double bedroom detached bungalow offers stylish, low-maintenance living in the heart of the popular village of Sherburn. Ideally located for access to Scarborough, Malton, and Driffield, with excellent road links via the A64, Sherburn also boasts a welcoming village atmosphere with amenities including a shop, GP surgery, and more.

Set on a level plot, the property enjoys low-maintenance gardens, a generous patio area, and extensive off-road parking, ideal for multiple vehicles or even a motorhome. In addition, the former garage has been converted into a versatile workshop, offering excellent storage or hobby space.

Inside, the bungalow is light-filled and move-in ready. A welcoming entrance hall offers built-in storage, leading to a bright front-facing lounge with a pleasant open outlook towards the village war memorial. Off the lounge is a superb conservatory, which overlooks the garden and creates a perfect year-round relaxation spot.

The modern kitchen/diner is fitted with a comprehensive range of contemporary wall and base units and includes integrated appliances such as a dishwasher, oven, hob, and extractor. There is ample space for a dining table, making this a social and functional hub of the home.

Both bedrooms are spacious doubles. Bedroom one, located to the rear, features fitted wardrobes, while bedroom two faces the front aspect. The stylish family bathroom is finished to a high standard and features a walk-in double shower.

Additional benefits include double glazing, gas central heating, and a true turn-key finish throughout.

This beautifully presented bungalow ticks all the boxes for downsizers, retirees, or anyone seeking peaceful, village living with modern comforts and generous outdoor space.

ENTRANCE HALL

UPVC double glazed window and UPVC double glazed door to the front aspect, radiator and power points.

LOUNGE

16'4" x 11'11" (5.00m x 3.65m)



UPVC double glazed Bow window to the front aspect, TV point, feature fireplace with electric fire, radiator, points, patio doors to the side giving access to the conservatory.

CONSERVATORY

10'11" x 10'11" (3.35m x 3.35m)



UPVC double glazed windows to the front, rear and side aspects, French UPVC doors to the rear aspect giving access to the patio area. Radiator, power points, tiled flooring.

KITCHEN/ DINING ROOM

18'6" x 10'11" (5.64m x 3.35m)



Two UPVC double glazed windows to the rear aspect, UPVC double glazed door to the rear giving access to the rear driveway and parking. Range of shaker style wall and base units with roll top work surface, enamel sink and drainer, integrated dishwasher, integrated electric oven and four ring induction hob, extractor hood, space for fridge freezer, radiator and power points.

BEDROOM ONE

14'6" x 8'11" (4.42m x 2.74m)



UPVC double glazed windows to the rear aspect, fitted wardrobes, radiator and power points.

BATHROOM



UPVC double glazed window to the rear aspect, modern white three piece suite comprising of low flush WC, vanity wash hand basin, walk in level double shower, vertical radiator, tiled flooring.

BEDROOM TWO

14'0" x 8'5" (4.27m x 2.59m)



UPVC double glazed window to the front aspect, storage cupboard, radiator and power points.

GARAGE/WORKSHOP

22'11" x 11'11" (7.00m x 3.65m)



Window to the front and side, UPVC double glazed Window and UPVC double glazed door to the rear aspect, previous owners used as a garage, current owners use as a work shop / utility area. Range of wall and base units, plumbing for washing machine, space for tumble dryer, power points and lights.

OFF STREET PARKING



Low maintenance off street driveway accessed by the double wooden gates, ample parking for numerous vehicles including caravan, horse trailer etc. Side gate leading to the side patio area.

SIDE PATIO AREA

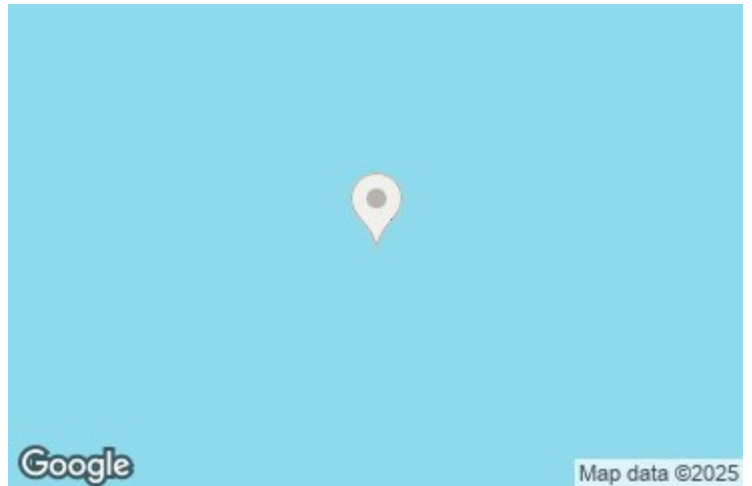


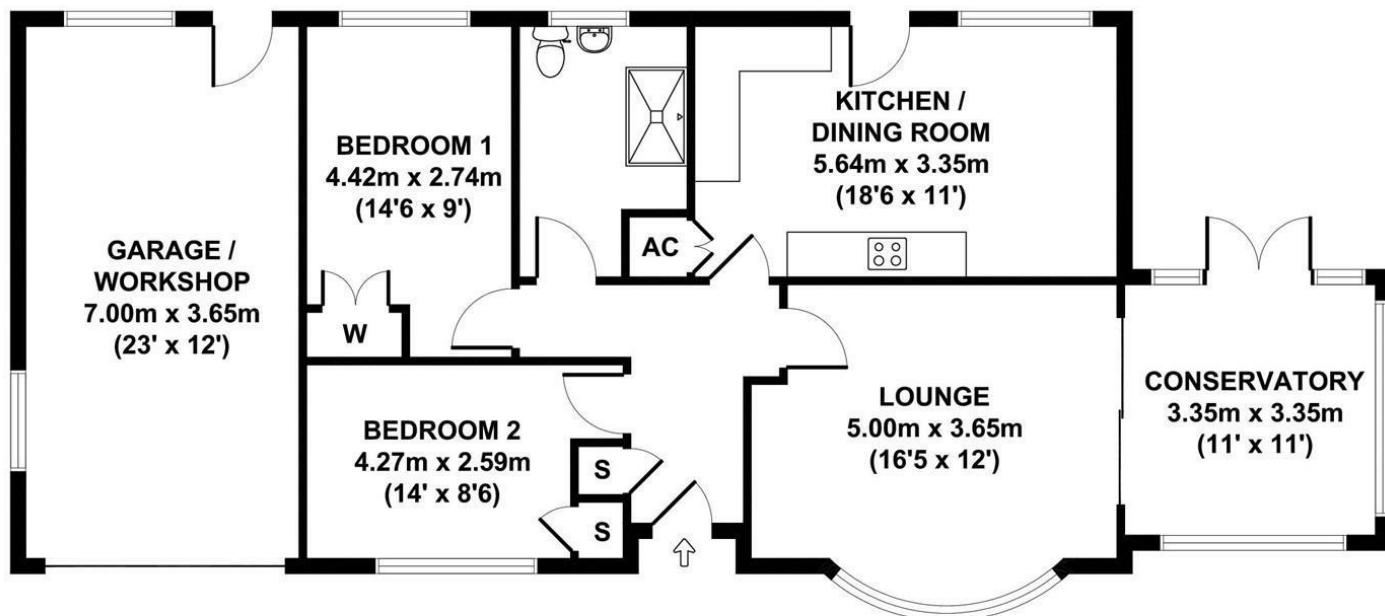
Side gate leading to the Low maintenance patio area with raised flower beds / veg beds, water feature, outside power points. Decking area ideal for table and chairs. This area can be accessed via the conservatory.

FRONT GARDEN



Mature front garden with laurel bushes over looking the war memorial, laid to lawn with flower and bush borders.

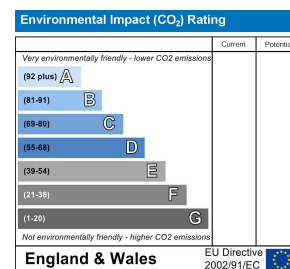
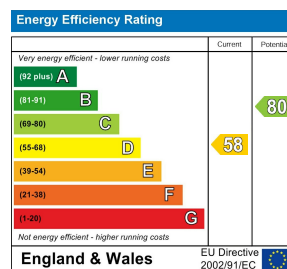




ST HILDAS STREET

APPROX. GROSS INTERNAL FLOOR AREA 115 SQ M / 1238 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given



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