

N A I S H
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Sutton Farm Beals Lane

Sutton On Derwent, York, YO41 4BU

Beautifully refurbished Four bedroomed Farm House in the village Sutton on Derwent. The Property is situated next to a small development of properties and comprises of three reception rooms, fitted modern kitchen with utility room, white goods included, four double bedrooms master with ensuite, separate family bathroom and downstairs WC. Large garden and off street parking. Extensive Gardens, Rural setting. Viewing highly recommended. Available January 2026 onwards.

£3,000 Per Month

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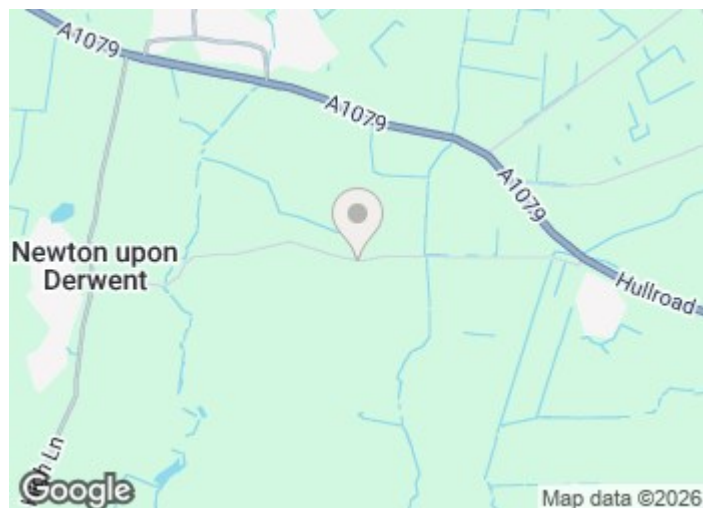
- Rural Refurbished Farm House in the village of Sutton on Derwent
- Four Double Bedrooms master with en-suite and built in wardrobes
- Fitted Kitchen with Utility room and white goods included
- Three Reception Rooms - Living Room with Log burner
- Extensive Gardens
- Rural Setting
- Pets are considered
- Off Street Parking
- Available for January or early February
- Viewing is Highly Recommended

Property Description

Costs and Utilities

Environs

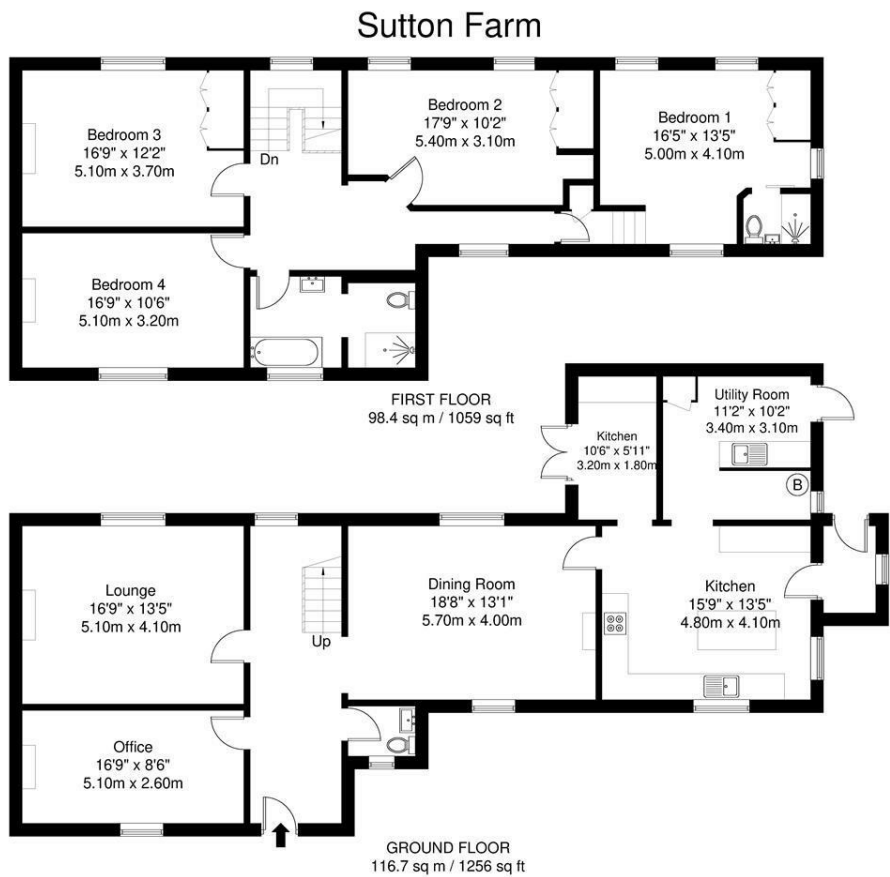
Holding Deposit Disclaimer



Directions



Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 215.1 sq m / 2315 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		