



## Sherriff Hutton Road, Strensall, York £525,000

\*\*\*\* SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION \*\*\*\*

A spacious detached home positioned within approximately 3.5 acres of gardens and woodland in this popular location which is crucially offered for sale with vacant possession and no forward chain.





## Accommodation

The property is accessed via a timber door leading into the spacious entrance hall which benefits from a convenient WC.

There is a large dual aspect sitting room with a bay window to the front elevation and recently installed bi-folding doors to the rear. There is also a feature brick fireplace which acts as the focal point of the room.

The fitted kitchen has a combination of base and wall storage units and a useful breakfast bar area. There is also an integrated oven/grill, 4 ring electric hob, sink with drying area and fridge.

Through the kitchen is the utility room which offers a further sink and space for washing provisions. There are also access doors leading into the garage and out to the rear.

There are a further two reception rooms to the ground floor one of which is currently used as a dining room and has a sliding door to the rear elevation and a useful home office.

A turned staircase from the entrance hall leads up to the first floor landing. The property has four well-proportioned bedrooms with bedrooms 1, 2 and 3 all having fitted wardrobes.



Bedroom one is a substantial double with a generously sized ensuite shower rooms which includes a corner bathtub, shower cubicle, WC, bidet and wash hand basin.

There is also a wet room with shower unit, low flush WC and wash hand basin with mixer tap.

The property has an integral garage with power connected and oil fired central heating.



## To The Outside

To the outside the property is accessed via New Lane off Sheriff Hutton Road to the north of Strensall Village. There is a gated entrance and ample off street parking for multiple cars.

The property itself has mature, landscaped gardens with sweeping lawned and patioed areas and herbaceous borders. The plot itself is approximately 3.5 acres and has both grass and woodland areas as well as a large pond area.

This property is unique and sits on a stunning plot and it is therefore as agents that we strongly recommend an internal inspection.

## Agricultural Occupancy Condition

Occupation of the property is limited to a person solely or mainly employed, or last employed, in the locality in agriculture, or in forestry, or a widow or widower of such a person.

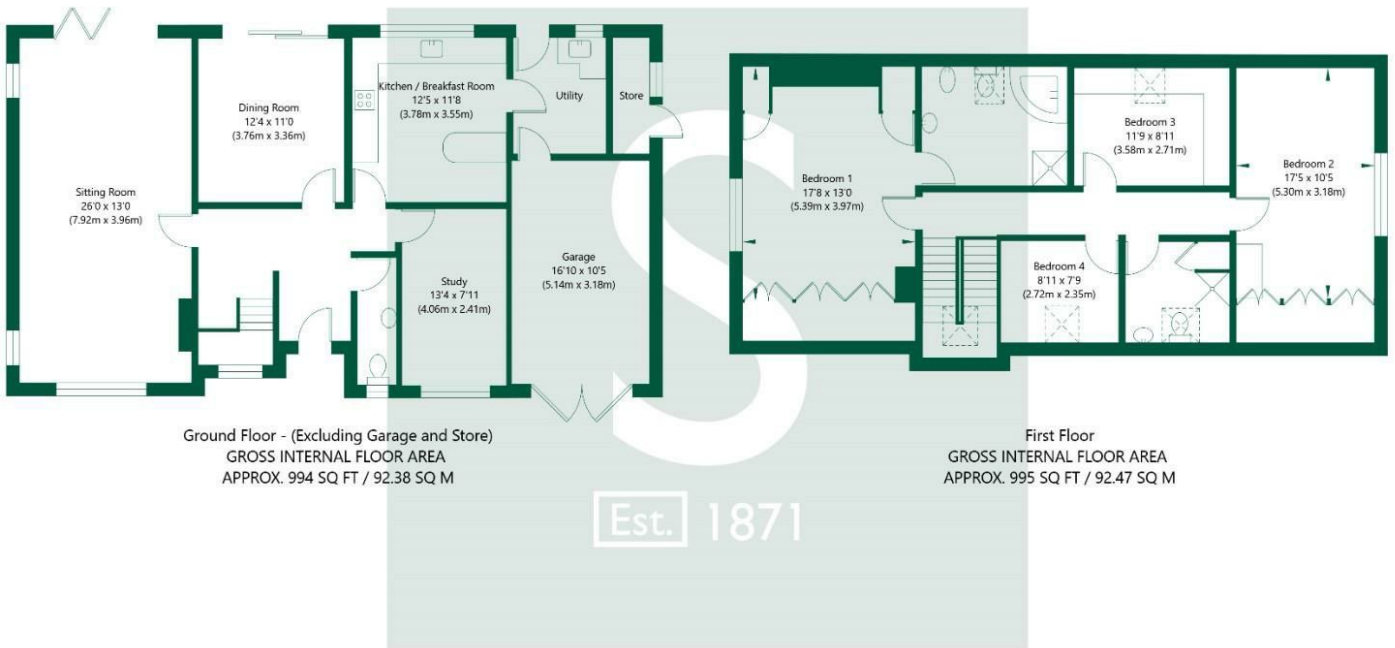
## Agents Note

- The site plan provided is a guide and the boundaries should be independently verified by the purchaser's solicitors.

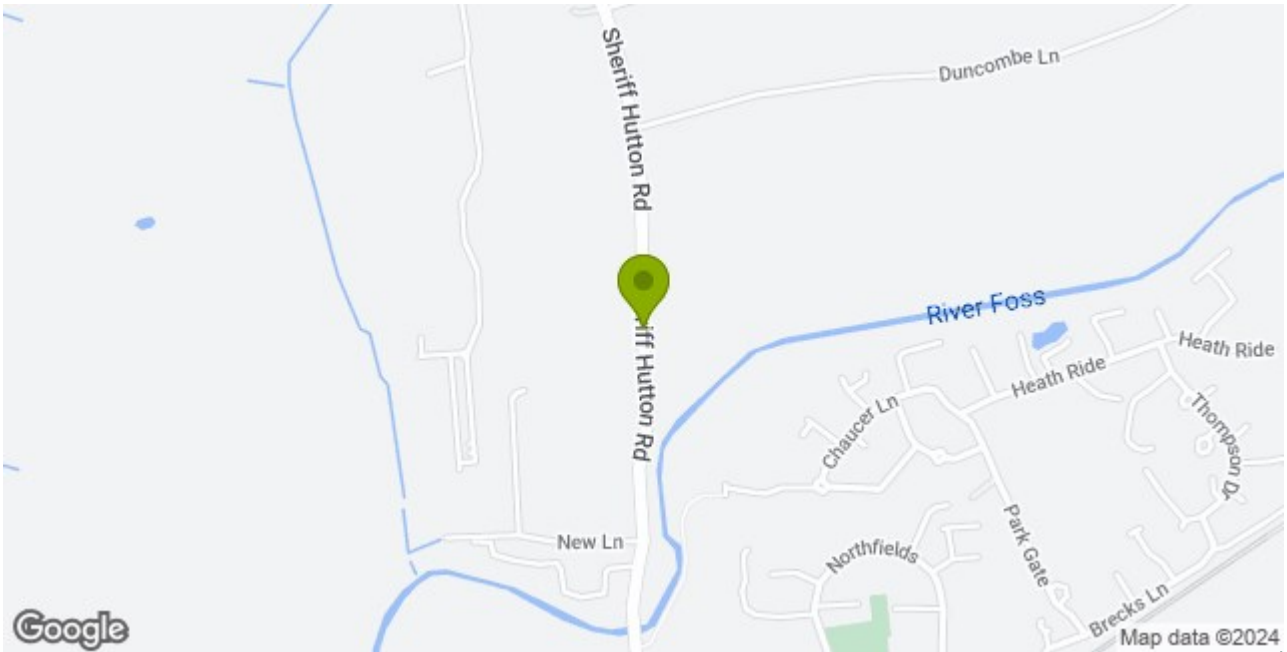
- There is a burial site within the grounds of the property.



Tannery Fields, New Lane, Sheriff Hutton Road, Strensall, York, YO32 5YE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1989 SQ FT / 184.85 SQ M - (Excluding Garage and Store)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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