

## Sand Hutton, York Offers In Excess Of £350,000

A wonderfully presented semi-detached home offering spacious living accommodation with two double bedrooms and a generous single in this highly sought-after village location benefiting from excellent road links to the A64, York Outer Ring Road & further afield.





The property is entered via a composite door to the front elevation into the entrance hall which offers access to the downstairs living accommodation and has stairs leading to the first floor.

The property has two reception rooms with the sitting room being spacious in size with a feature log burner with stone hearth, brick inlay and timber mantle acting as the focal point of the room.

The dining room is also of a good size with a centrally positioned fireplace and exposed brick wall.



The kitchen is located towards the rear of the property and has a combination of base and wall timber units with laminate preparation surfaces. There is a Leisure electric cooker, integrated fridge, ceramic sink with drying area and space for a washing machine. The kitchen also has a convenient understairs storage cupboard and rear access door leading out to the garden.

Stairs from the entrance hall lead up to the first floor which has a spacious storage cupboard on the landing.



Located on the first floor are two well-proportioned double bedrooms and a generous single with bedroom two having a fitted wardrobe.

The house bathroom is fully tiled and comprises a three-piece suite including bathtub with shower over, WC and wash hand basin.

To the outside, the property has a low maintenance rear garden with areas of artificial grass and timber decking, ideal for entertaining guests in the warmer summer months.

To the front of the property is a lawned garden and ample off street parking as well as access to the adjoining garage.



It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

Tenure: Freehold

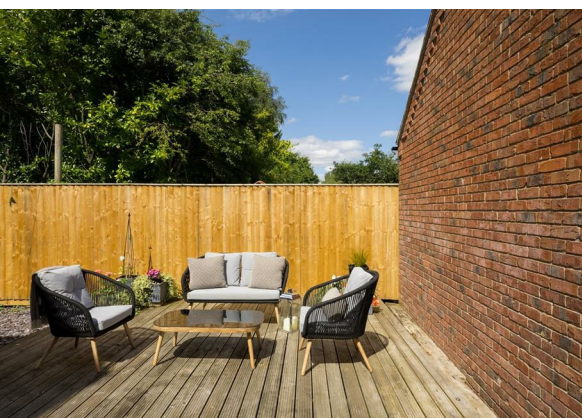
Services/Utilities: Electricity, Water and Sewerage are understood to be connected. Oil Fired C/H.

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: D

Council Tax: C - Ryedale

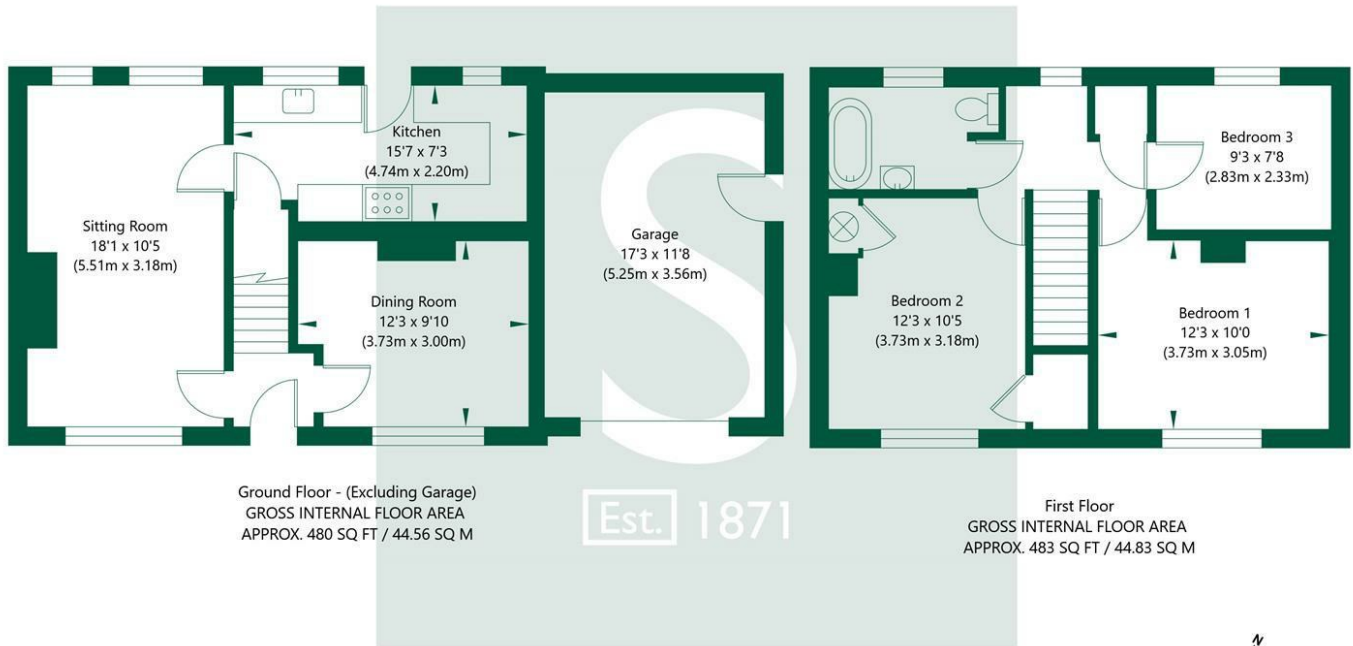
Current Planning Permission: No current valid planning permissions



Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 809900

\*Download speeds vary by broadband providers so please check with them before purchasing.

# Main Street, Sand Hutton, YO41 1LB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 963 SQ FT / 89.39 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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