

EMSLEY  MAVOR  
ESTATE AGENTS

...your home is where our heart is



East End  
, Sheriff Hutton, YO60 6SX  
£227,000



## East End , Sheriff Hutton, YO60 6SX

STYLE - Charming Mid Terrace Cottage  
HIGHLIGHTS - Desirable Setting  
Overlooking the Church in Sought After  
Village, Ideal First Home or Investment  
Property  
THREE WORDS - Village. Lifestyle. Bolthole

### Charming Cottage in Picturesque Village

#### Overview

Nestled in the heart of the highly sought-after village of Sheriff Hutton, Olmari is a charming mid-terrace cottage dating back to 1734. This delightful property offers a unique blend of country and period style, making it an ideal opportunity for first-time buyers or investors looking to create a home of their own.

This period cottage, in need of modernisation, presents a fantastic opportunity to create a lovely home in a truly idyllic setting. Don't miss the chance to make Olmari your own!





### Step Inside

As you enter Olmari, you are greeted by two light and airy reception rooms, each offering pretty views of the churchyard. One of the reception rooms features a brick fireplace while the other boasts sliding French doors that open onto the alfresco terrace, ideal for enjoying the serene surroundings.

The kitchen is equipped with a selection of wall and base units, a roll-top work surface, and a sink with a mixer tap. It also includes an electric cooker point and plumbing for an automatic washing machine, ensuring all your culinary needs are met.

Upstairs, you will find two spacious double bedrooms and a single bedroom, with fitted desk, file shelving and low metal filing cabinet providing ideal work from home office space. The bathroom is conveniently located to serve all bedrooms.



### Outside

The alfresco terrace offers for outdoor dining or simply relaxing with a glass of wine as you take in the peaceful village atmosphere. The property also benefits from allocated parking, ensuring convenience for residents and visitors alike.

### Location

Sheriff Hutton is a picturesque village surrounded by beautiful countryside, yet it is conveniently close to the vibrant city of York. This location offers the best of both worlds, combining rural charm with easy access to urban amenities.

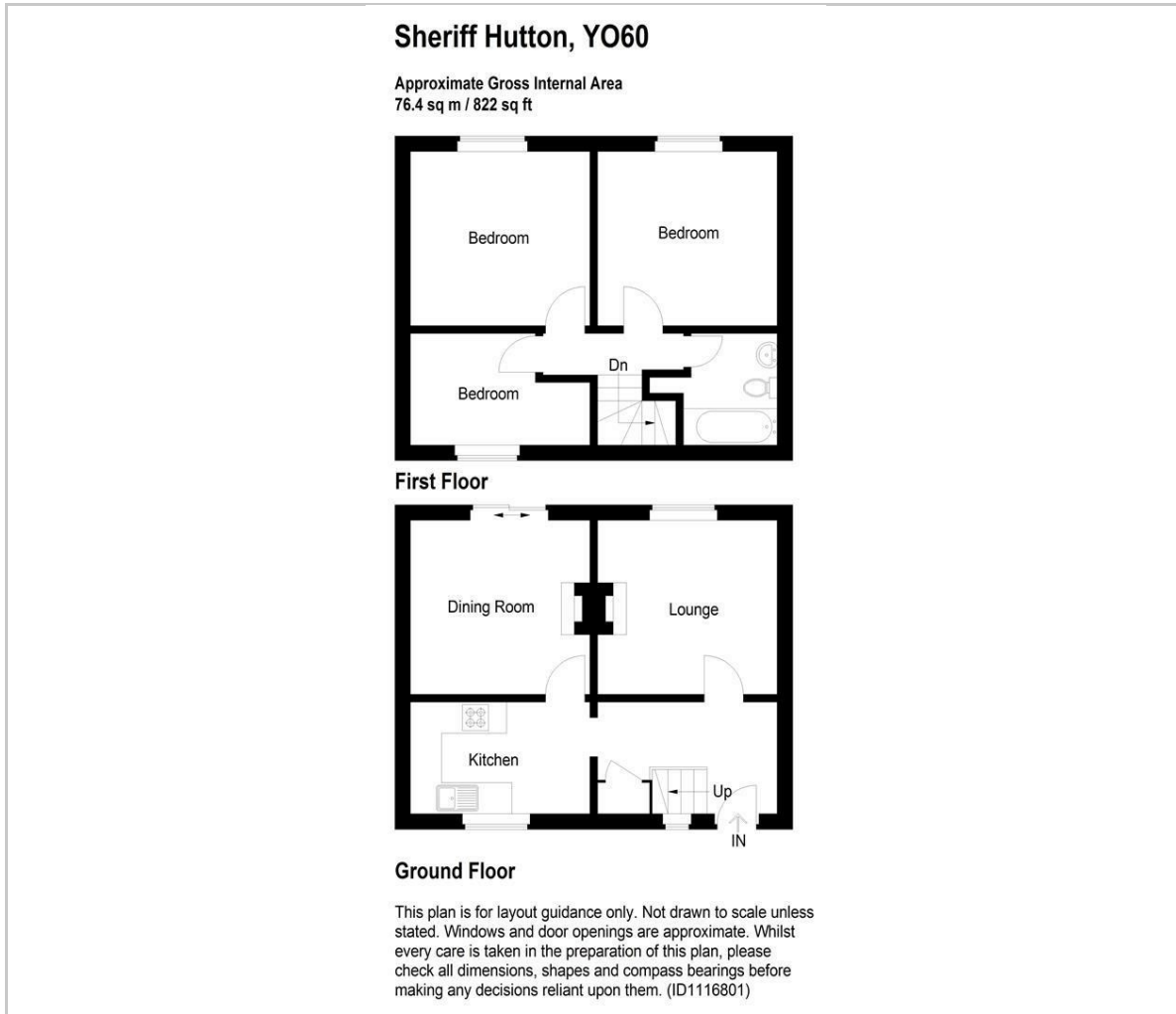
### Additional Information

Olmari is offered with no onward chain, UPVC double glazing, and electric heating, providing a comfortable and low-maintenance living environment.

This period cottage, in need of modernisation, presents a fantastic opportunity to create a lovely home in a truly idyllic setting. Don't miss the chance to make Olmari your own!



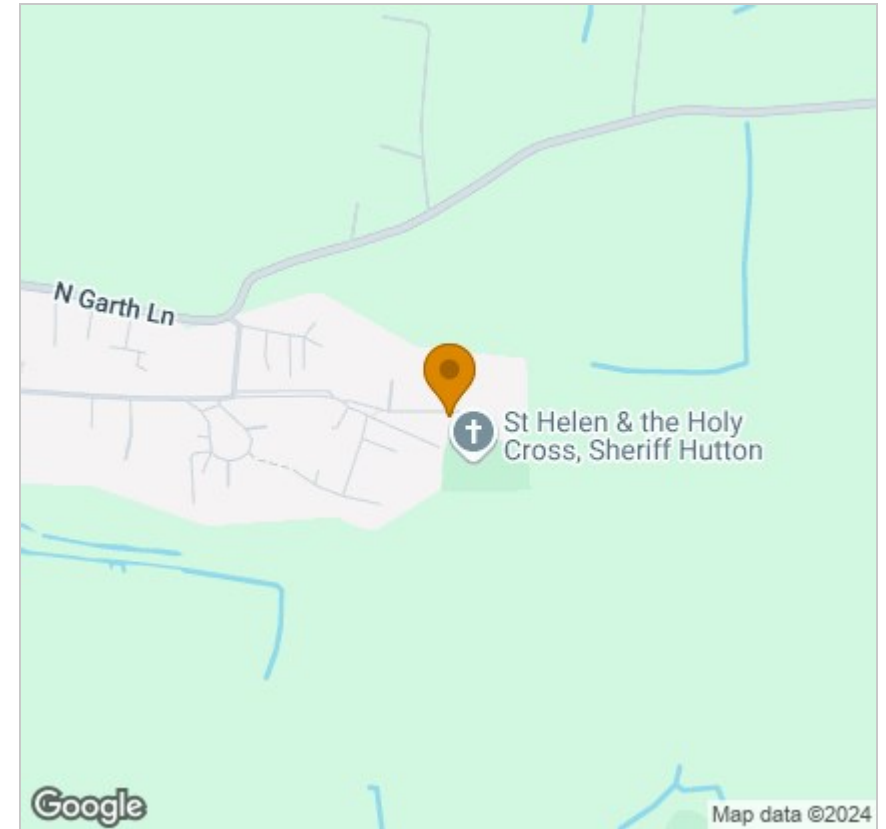
## Floor Plan



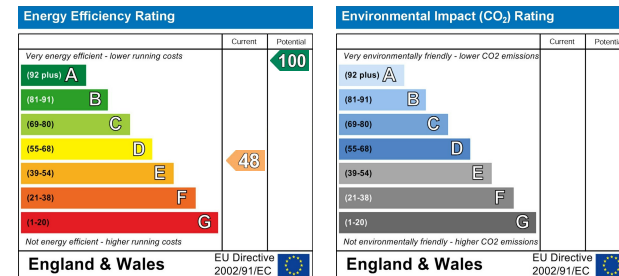
## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB  
Tel: 01347823579 Email: info@emsleymavor.co.uk http://emsleymavor.co.uk