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Skates Lane, Sutton-on-the-Forest, YO61 1HB

Asking Price £385,000



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STYLE - Semi Detached Family Home

HIGHLIGHTS - Versatile Space, Contemporary Open Plan Kitchen, 115 Metre Garden

THREE WORDS - Space. Village. Light.

CHARMING FAMILY HOME WITH SCENIC VIEWS

Nestled on the edge of the picturesque village of Sutton on the Forest, Cloverdale offers a delightful blend of modern living and countryside charm. This semi-detached gem is perfectly positioned, boasting open views to the front and easy access to the nearby village of Huby, complete with its quaint shop, post office, and welcoming pubs and restaurants. With a convenient bus service, this location is ideal for families seeking both tranquillity and connectivity.

STEP INSIDE

Step inside to discover a versatile ground floor that seamlessly blends style and functionality. The contemporary open-plan dining kitchen is truly the heart of the home, designed for sociable living and entertaining. Equipped with all the modern conveniences a keen cook could desire, including an integral electric double oven, fridge freezer, hob, and dishwasher, this space is perfect for culinary adventures. The breakfast island is a handy spot for quick bites, while the ample room for a family dining table and comfy seating ensures everyone can gather together.

The generous sitting room, bathed in natural light from the front window and glazed French doors, leads to a stunning garden room. With panoramic doors offering wonderful garden views, this space connects effortlessly to the outdoors, creating a serene retreat for relaxation.

FIRST FLOOR

Upstairs, three well-appointed bedrooms await. The master bedroom, with its lovely open views, features an en-suite shower room for added luxury. The second double bedroom charms with a feature ornate fireplace, while the third double bedroom offers ample space for comfort. The family bathroom, complete with a panelled bath and mains shower, caters to the needs of a busy household.

OUTSIDE

Outside, the garden is a true highlight, stretching an impressive 115 metres. It's an ideal playground for little ones and a haven for gardening enthusiasts. The front of the property is gravelled, providing off-street parking for multiple cars.





SERVICES

Benefiting from oil-fired central heating and extensive double glazing,

Cloverdale is a delightful family home that promises a lifestyle of comfort and convenience in a sought-after location.

LOCAL LIFE

Nested in the heart of Hambleton, North Yorkshire, lies the charming villages of Sutton on the Forest and Huby. This idyllic location is the perfect destination for those seeking a peaceful retreat from the hustle and bustle of city life with its picturesque countryside views and friendly community.



Sutton Park is situated at the heart of the village dating back to the 18th century with stunning Georgian architecture and beautiful grounds, definitely worth a visit or two. Set in the grounds you will find Miss Daisy's Tea room serving food from local produce, ice creams and other scrumptious goodies.

Huby is a quintessential Yorkshire village offering an idyllic lifestyle and with a friendly community, there is always plenty going on right on the doorstep. The village hall has plenty of activities, exercise classes and clubs. Not to mention the infamous pantomime held every February. The local church also holds regular clubs, gardening club and brownies to name but a few. There is a highly regarded Primary School as well as bus services outside the house to both Easingwold and Ryedale Schools.



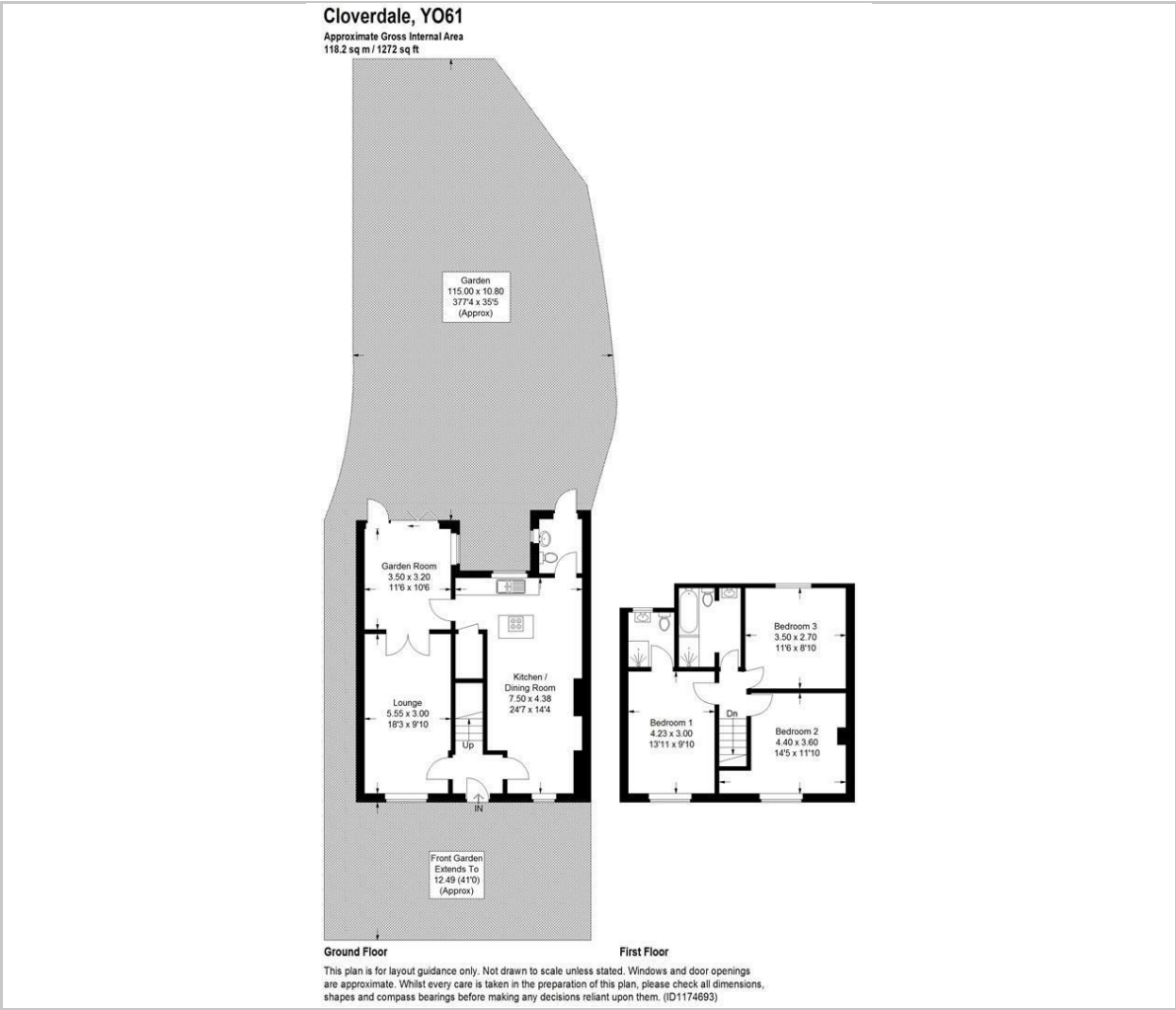
Huby enjoys a village shop and post office, so no need to get in the car for all those essentials and forgotten bits and bobs!

A hop skip and a jump away is the hub of the village, The Mended Drum where you will always be greeted with a warm welcome, fine wines and beer. There is also The New Inn Cantonese Restaurant serving Chinese cuisine and Fish and Chip shop, you really are spoiled for choice!

There are 10 village walks all of which can be found on the Huby website. Ideal for dog walkers or a simply enjoying a brisk walk on a Sunday and then pop to the Mended Drum for glass of pinot and a pint! Huby has a regular bus service and is close to York, which has excellent transport links. York station has a regular train service to Kings Cross. Huby really does have it all and more! We think it's a pretty great place to live.



Floor Plan



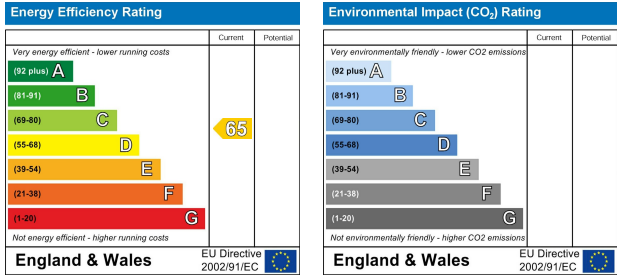
Viewing

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



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