



4 Jacobs Court Sutton-On-The-Forest  
Sutton-On-The-Forest, YO61 1EW  
**£300,000**

 4  2  1  C

AN EXECUTIVE 4 BEDROOMED 2 TWO BATHROOM MID TOWN HOUSE WITH NO ONWARD CHAIN, FORMED OVER 3 FLOORS WITH OPEN PLAN LIVING AND OFF STREET PARKING ALL SET WITH ATTRACTIVE COTTAGE STYLE FRONT AND REAR GARDENS WITHIN THIS HIGHLY SOUGHT AFTER AND PRETTY RURAL VILLAGE

With Double Glazing and Oil Fired Central Heating

Reception Hall, Cloakroom/WC, Open Plan Kitchen/ Living/ Dining Room

First-Floor Landing, 3 Bedrooms, 4-piece Family Bathroom

Second Floor Principal Bedroom with En Suite Shower Room/WC

Outside; Front and Rear Gardens, Off-Road Parking for 2 vehicles

From a six-panel composite entrance door with over light opens to a RECEPTION HALL and turned staircase leading to the first floor.

From the reception hall there is a CLOAKROOM/WC with wash hand basin on a pedestal, low suite WC and vertical chrome towel radiator.

A door leads to an airing cupboard with programmable central heating controls and an unvented pressurised hot water cylinder.

A further six panel door opens to a OPEN PLAN KITCHEN/ LIVING/ DINING ROOM.

FITTED KITCHEN with front outlook over the lawned garden with range of soft close fitted beech fronted wall and base units comprising sink with side drainer, curved work surface and tiled mid-range. Integrated Neff appliances including electric hob and chimney style extractor over, eye level double oven, integrated dishwasher. Further work surfaces and adjoining cupboards with integrated fridge and separate freezer. Space for a washer/dryer. Low-voltage downlighters and double glazed window to the side.

Adjoining the kitchen to a DINING ROOM WITH ADJOINING SITTING ROOM. Timber glazed French Doors flanked by matching windows open to the rear patio and lawned gardens beyond. Useful under the stairs cupboard with power and light.

From the entrance hall a turned staircase leads up to the FIRST FLOOR LANDING with handrail to galleried landing.

To the front BEDROOM 2 benefits from fitted wardrobes and dual timber double glazed windows to the front aspect. To the rear BEDROOMS 3 AND 4





**BEDROOM** with rear outlook.

**FOUR PIECE FAMILY BATHROOM** fully tiled throughout with wall mounted wash hand basin below a mirror. Low suite WC, bath with chrome mixer tap. A step up to a walk in mains plumbed. Vertical chrome towel radiator. Low voltage down lighters and mains shaving point.

From the first floor landing a further turned staircase rises to the **SECOND FLOOR MASTER BEDROOM** with dual Velux windows offering stunning countryside views. A door leads to a **FITTED ENSUITE** with corner mains plumbed shower cubicle, tiled floor, wall-mounted wash basin with chrome mixer tap and tiled splash back below a vanity light and shaving point. Low suite WC, vertical chrome towel radiator and low voltage lights.

A small door leads to a useful storage area into the eaves.

**OUTSIDE**, At the front is mainly laid to lawn behind a dwarf wall and paved pathway leading to the front door flanked by a timber picket fence to the side. The rear garden is pleasantly laid to lawn with neatly appointed patio leading. External water tap. A timber gate leads out to the side where there is a rear car park directly behind the property with spaces and parking for two vehicles.

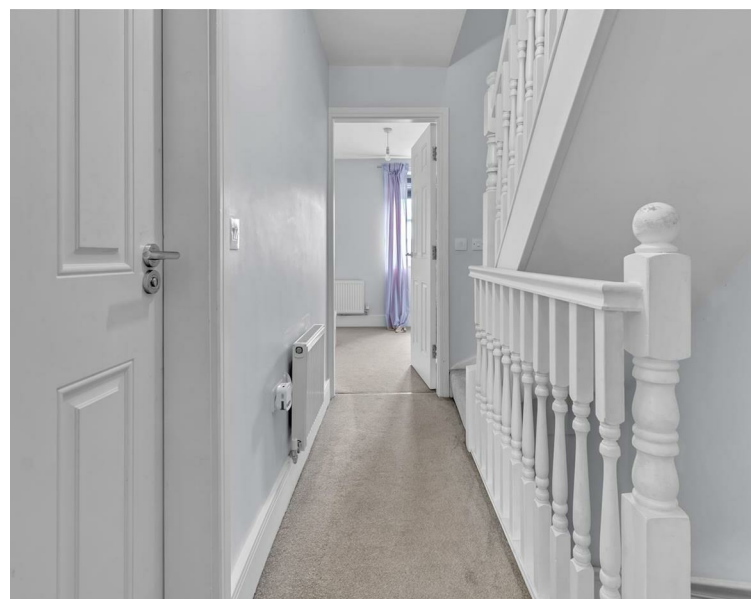
**LOCATION** - Sutton on the Forest lies approximately 9 miles north of York, a pretty former estate village which is still dominated by Sutton Hall at it's centre. Many of the houses date from the 1700s and front the wide village street and grassed greens. The village has a reputable primary school, a well-established popular preschool play group/toddler group, tearooms, popular Italian Restaurant and bus service, with more extensive facilities available within the Georgian market town of Easingwold some 6 miles away. Sutton on the Forest has long been regarded as a particularly sought-after village location.

**COUNCIL TAX BAND** – D

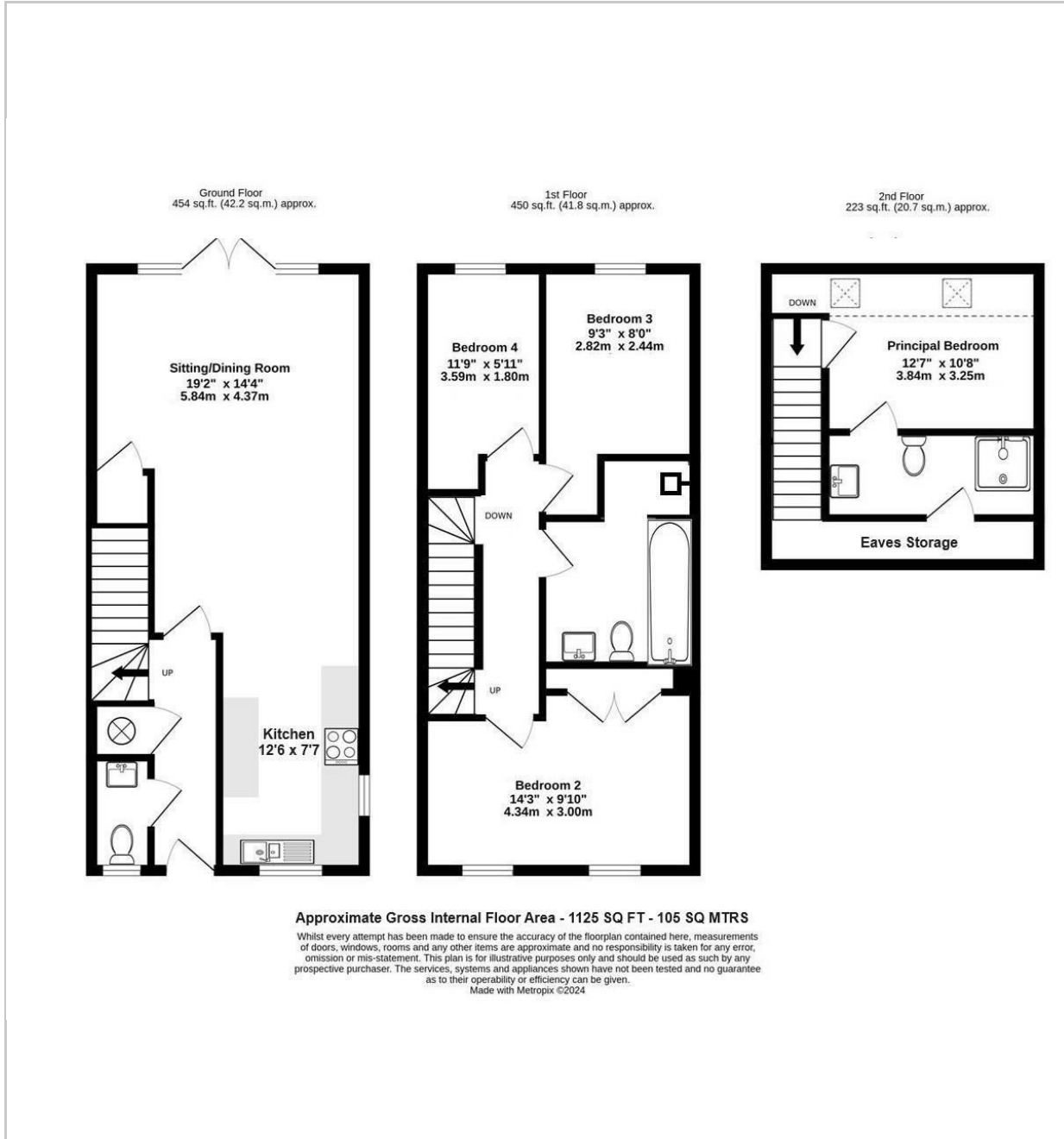
**SERVICES** - Mains water (metered), electricity and drainage, with oil fired central heating.

**DIRECTIONS** - From Easingwold proceed to Stillington. on entering the village, turn right signposted Sutton on the Forest. On entering Sutton into the 30 mph signs No 4 Jacobs Court is on the left-hand side identified by the Churchills for sale board.

**VIEWING** - Strictly by prior appointment through the selling agents, Churchills of Easingwold Tel - 01347 822800 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>83</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.