



Jervis Court, Sutton On Derwent, York, YO41 4JX

- Four Bedroom Townhouse
- Sought-after Village Location
- EPC Rating C
- Primary Bedroom with En Suite
- Low Maintenance Garden
- Council Tax Band C

£280,000



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DESCRIPTION

This delightful four bed townhouse situated within the sought after village of Sutton-upon-Derwent. The village is home to the renowned St Vincent Arms pub which is very popular within the local area, and is also very convenient for commuters due to its close proximity to York, with Leeds and Hull also easily accessed via the local road network and mainline railway stations in York and Howden.

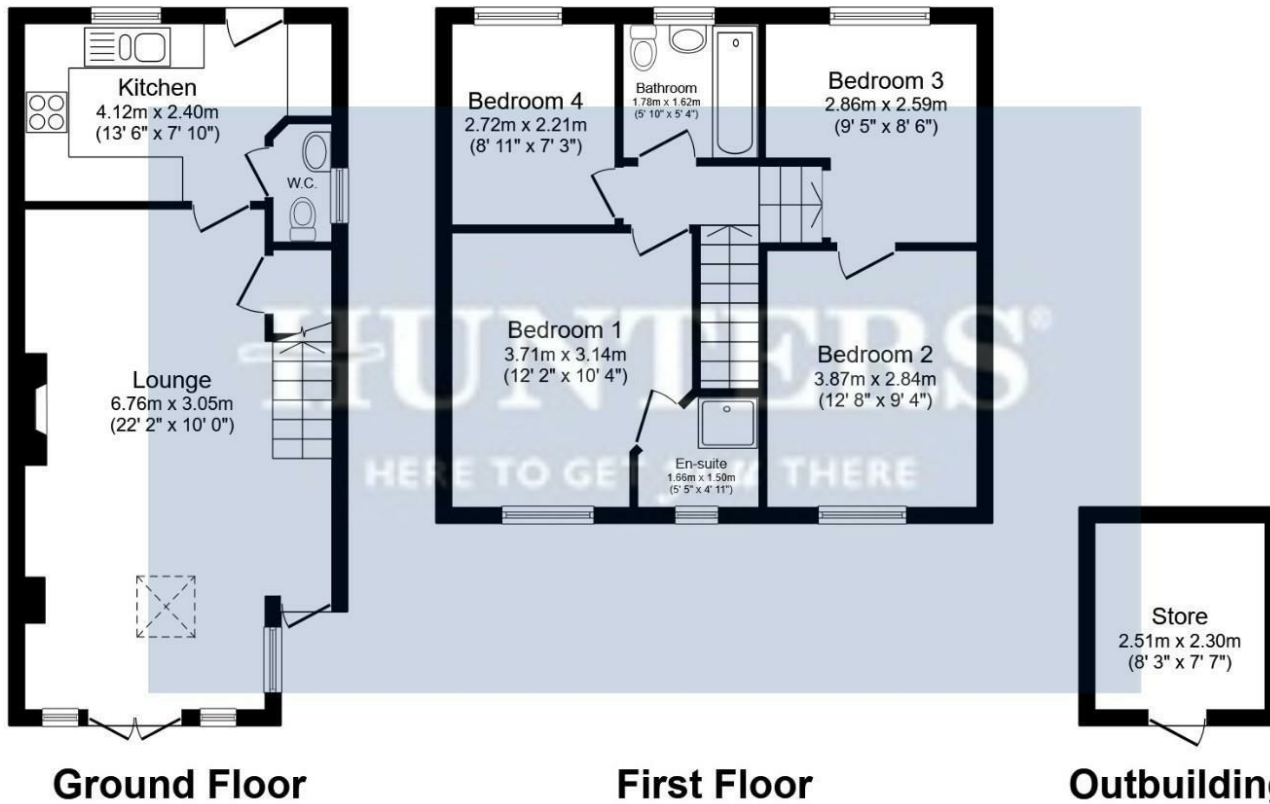
The property entrance leads into the lounge with cosy burner/stove with space for a dining table. There is a useful understairs storage cupboard, well-presented kitchen with doors to the rear garden, as well as a ground floor W.C. The kitchen is fitted with a range of base and wall units incorporating integral appliances including sink/drain, oven, hob and extractor fan.

To the first floor is a primary bedroom with ensuite shower room, two further double bedrooms and a good-sized fourth bedroom/office space. The three-piece bathroom completes this superb family home.

Externally, the front of the property has a lawned garden to the front, with a shared driveway through an archway leading to the rear sheltered parking area. The rear garden is easily-maintainable with paved seating area, fence surrounding and outside store room.







Total floor area 89.2 sq.m. (960 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewings

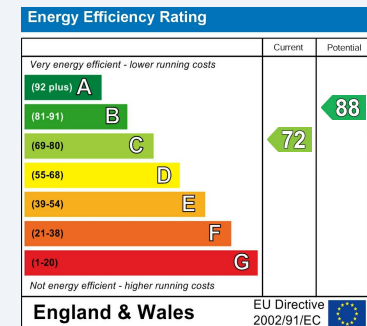
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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