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

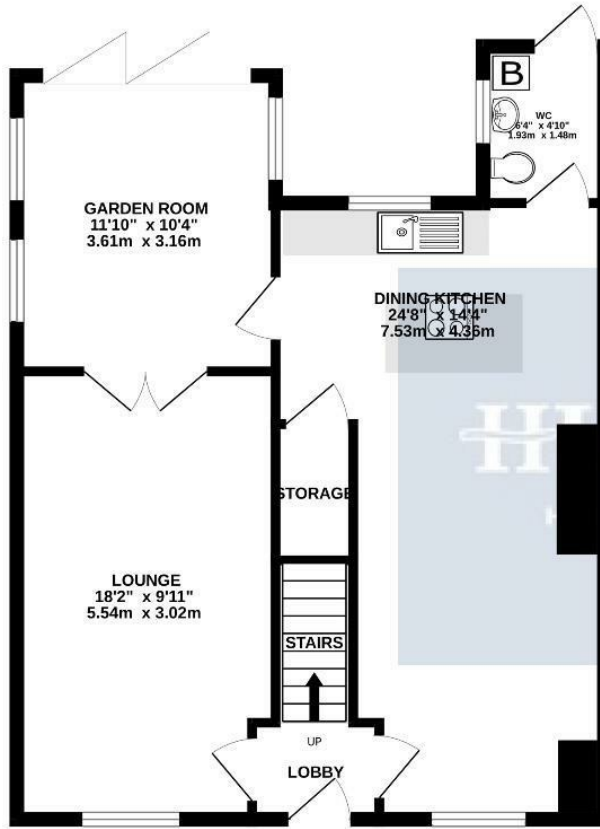
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Guide Price £395,000

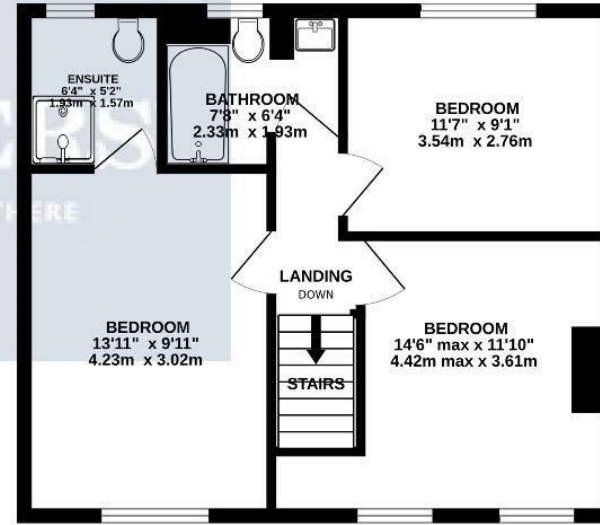
Enjoying open views to the front and a large garden to the rear this three double bed roomed semi detached property is sure to appeal. Benefiting from oil fired central heating and extensive double glazing it briefly comprises: entrance lobby, dining kitchen, lounge, wc, garden room and to the first floor is the master bedroom with en-suite shower room, two further bedrooms and a bathroom. Outside are gardens front and rear and ample parking. EPC rating D and Council Tax Band C. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- SEMI DETACHED HOUSE
- SPACIOUS GARDEN
- COUNCIL TAX BAND C
- THREE DOUBLE BEDROOMS
- OPEN VIEWS TO FRONT
- EN-SUITE FACILITIES
- EPC RATING D

ENTRANCE LOBBY

Stairs to first floor

LOUNGE

Window to front aspect, radiator, fully glazed double doors to garden room

DINING KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer sink unit, integrated appliances to include electric double oven, hob, fridge freezer and dishwasher, plumbing for washing machine, breakfast bar, recessed ceiling lights, understairs storage cupboard, window to rear aspect, window to front aspect, radiators x 2

WC

Low flush wc, vanity unit with inset wash basin, floor mounted oil fired central heating boiler, part glazed door to rear aspect

GARDEN ROOM

Panoramic fully glazed sliding doors, radiator

FIRST FLOOR LANDING

Loft access point

BEDROOM ONE

Window to front aspect with views over open fields, radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, ladder style radiator, recessed ceiling lights, opaque window

BEDROOM TWO

Windows x 2 to front aspect with views over open fields, feature cast iron fireplace, radiator

BEDROOM THREE

Window to rear aspect, radiator

BATHROOM

Suite comprising panelled bath with mains shower over, fitted screen, vanity unit with inset wash basin, low flush wc, ladder style radiator, opaque window, recessed ceiling lights

OUTSIDE

The front of the property is mainly gravelled with a hedged border. Pedestrian access leads down the side of the property to the rear garden. This is quite extensive and is laid mainly to lawn with a paved patio area. Beyond the bottom of the garden is a small wooded area.

PARKING

The gravelled area to the front of the property has ample room for off street parking

VIEWS

To the front of the property are open views over the surrounding fields.

ADDITIONAL INFORMATION

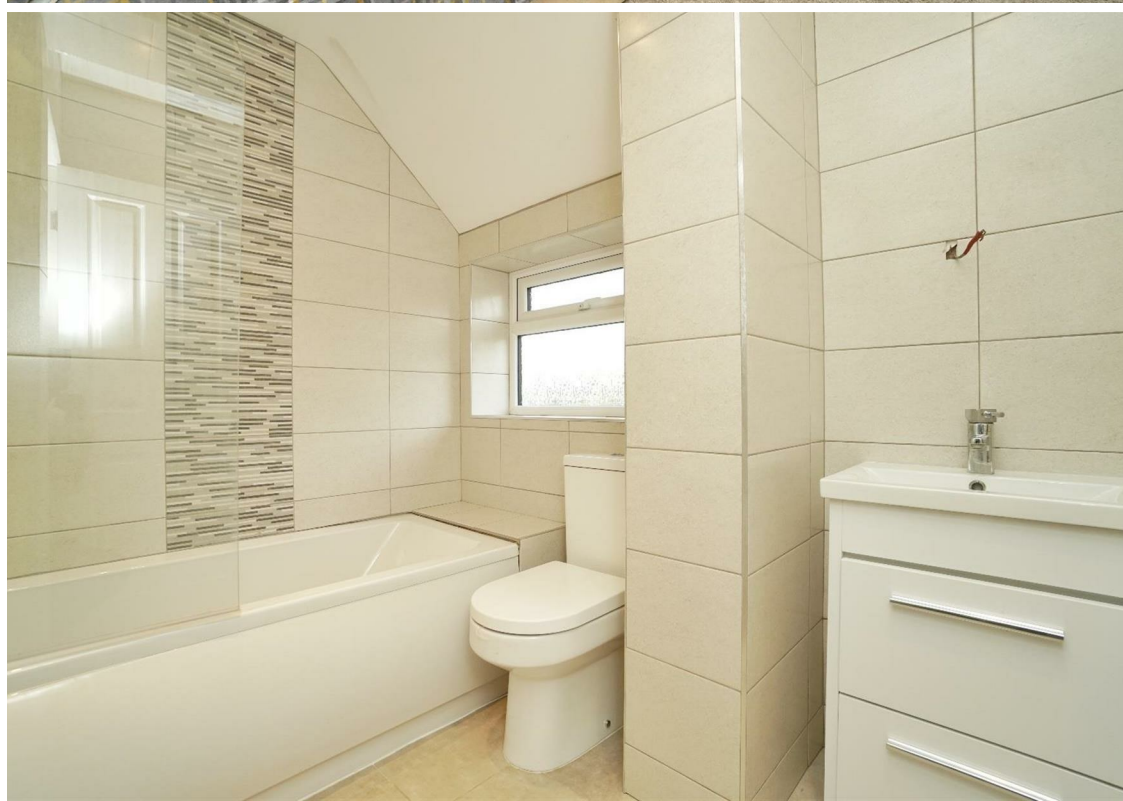
- Tenure: Freehold
- Oil Central Heating
- Double Glazed Windows
- Council Tax Band: C
- EPC Rating: To Follow

DISCLAIMER

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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









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