



HUNTERS[®]
HERE TO GET *you* THERE

May Rose Cottage Main Street, Sheriff Hutton, York, YO60
6SS

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Guide Price £650,000

Situated in the popular village of Sheriff Hutton this five bedroom detached family home offers a great deal of space and versatility. It is flexible with a new self contained annexe suitable for future letting or home business use. In total there are two kitchens, four bathrooms, four reception rooms and the property could also be split for multi generational living. Benefiting from both electric and oil fired heating it comprises: entrance lobby, sitting room, snug, dining kitchen, dining room, study/office, utility room, shower room, rear lobby, conservatory through to a hallway, kitchen, lounge, shower room and two bedrooms. To the first floor is the master bedroom with en-suite bathroom, two further bedrooms and a shower room. There are gardens to the rear and a double garage. EPC rating E Council Tax Band E. Offered with NO ONWARD CHAIN. This family home needs to be viewed to appreciate the opportunities it offers. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com

GROUND FLOOR
1491 sq.ft. (138.5 sq.m.) approx.

1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 2056 sq.ft. (191.0 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			
(82-91)	A		82
(69-81)	B		
(55-68)	C		
(39-54)	D	52	
(29-38)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- FIVE BEDROOMS
- VERSATILE LIVING
- EPC RATING E

- FOUR BATHROOMS
- POPULAR VILLAGE
- COUNCIL TAX BAND E

- FIVE RECEPTION ROOMS
- NO ONWARD CHAIN

ENTRANCE LOBBY

Stairs to first floor

SITTING ROOM

Feature stone fireplace with stone hearth and wooden mantle and inset open fire, exposed beams to ceiling, window to front aspect, fully glazed doors to rear aspect, radiators x 2

SNUG

Feature brick fireplace with beamed mantle and inset open fire, exposed beams, window to front aspect, radiator, understairs storage cupboard

UTILITY ROOM

Fitted with a range of base and wall mounted units with matching work surface, inset double drainer stainless steel sink unit, fitted cupboard/pantry, plumbing for washing machine, exposed beams

REAR LOBBY

Part glazed door to rear aspect

SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, wall mounted wash basin, radiator, panelled ceiling, radiator

DINING KITCHEN

Fitted with a range of base and wall mounted units with inset single drainer sink unit, integrated electric double oven, hob and extractor, plumbing for dishwasher, window to front aspect, radiator, cupboard housing floor mounted central heating boiler exposed brick wall and beams,

DINING ROOM

Vaulted ceiling, radiator, fully glazed double doors to study/office

STUDY/OFFICE

Vaulted ceiling, velux window, window to front aspect

CONSERVATORY

Tiled floor, electric wall heater, part glazed door to rear garden

HALLWAY

Fitted cupboards, wood effect flooring, electric wall heater, doors x 2 to rear garden, exposed beams

BEDROOM FIVE

Vaulted ceiling, electric radiator, fitted wardrobe and dressing table, wood effect flooring

SHOWER ROOM

Walk in shower cubicle with electric shower, pedestal wash basin, low flush wc, ladder style radiator, extractor fan

KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset stainless steel single drainer sink unit, electric cooker point, extractor hood, electric wall heater, plumbing for washing machine, space for fridge freezer, wood effect flooring, window to side aspect

LOUNGE

Vaulted ceiling, velux windows x 3, electric wall heaters x 3, wood effect flooring, cast iron wood burning stove, part glazed door to rear garden

BEDROOM FOUR

Vaulted ceiling, wood effect flooring, velux window, electric wall heater, window to side aspect

FIRST FLOOR

MASTER BEDROOM

Fitted wardrobes, windows to front and rear aspects, radiators x 2

EN-SUITE BATHROOM

Suite comprising panelled bath, low flush wc, pedestal wash basin, radiator, opaque window to rear aspect

BEDROOM TWO

Fitted wardrobe, radiator, window to front aspect

BEDROOM THREE

Fitted wardrobe, radiator, window to rear aspect

SHOWER ROOM

Walk in shower cubicle with electric shower, vanity unit with inset wash basin, low flush wc, tiled floor, opaque window to rear aspect

OUTSIDE

To the front of the property is a small enclosed area of garden to either side of the front door. Pedestrian access down the side leads to the rear garden. This is laid to lawn with borders of shrubs and trees. There is also a shed and the oil tank.

GARAGE AND PARKING

A five bar gate leads to the rear of the property. There is a gravelled area for off street parking and two garages.

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.











