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



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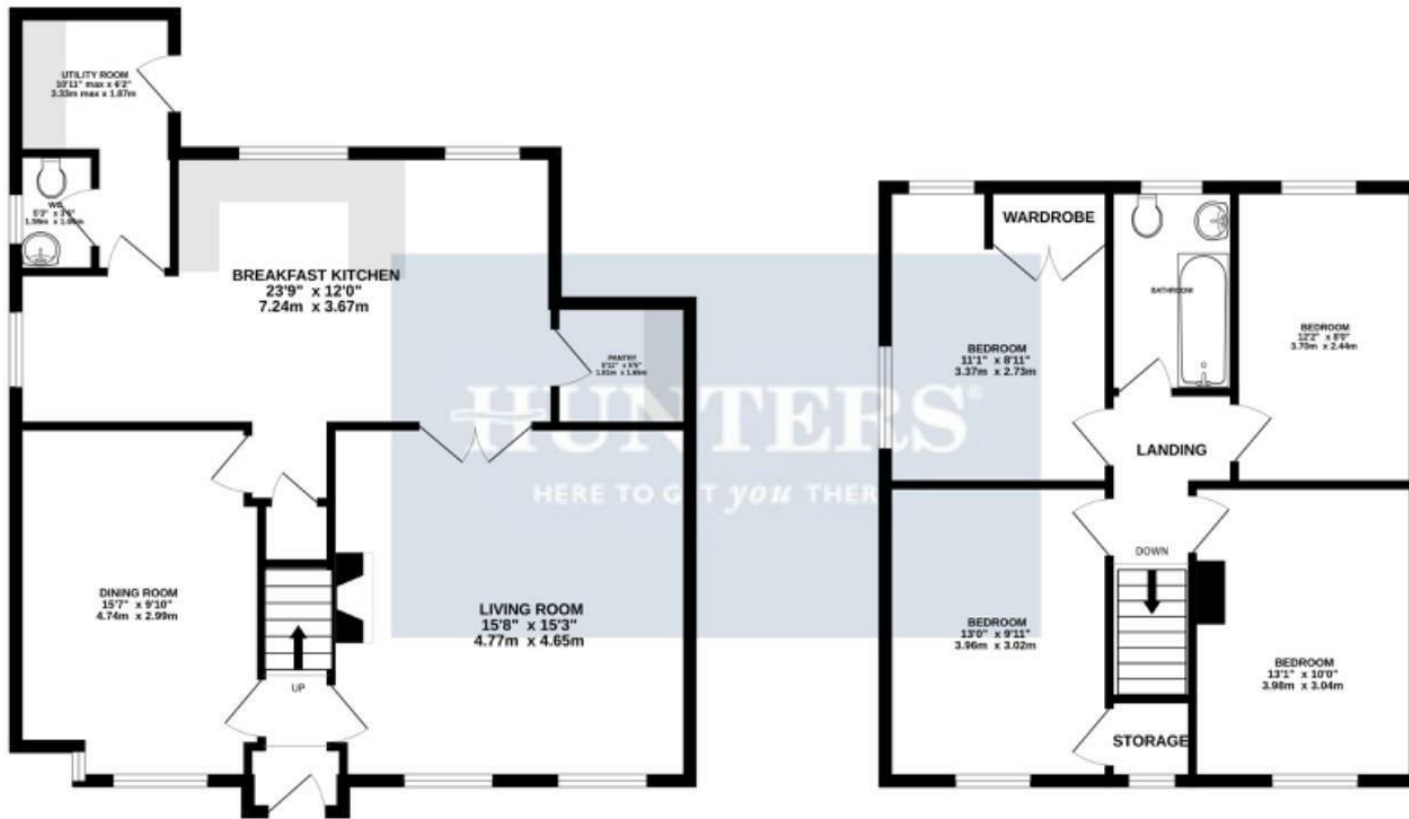
Guide Price £475,000

Situated in a semi rural location between the villages of Sutton on the Forest and Huby this four bedroom detached family home offers space and versatility. Benefiting from Lpg heating and extensive double glazing the property briefly comprises: hallway, lounge, dining room, breakfast kitchen, utility room and wc. To the first floor are four bedrooms and a bathroom. There are gardens to three sides and a driveway for off street parking. NO ONWARD CHAIN. EPC rating E and Council Tax Band E. Apply Easingwold Office on 01347 823535.

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GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.

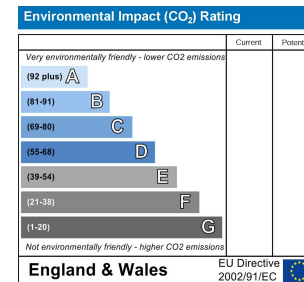
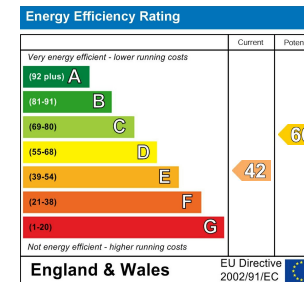
1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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### ENTRANCE HALL

Accessed via part glazed timber front door, radiator, stairs to first floor

### SITTING ROOM

Feature fireplace with beamed mantle, granite hearth and cast iron wood burning stove, windows x 2 to front aspect, radiators x 2, solid wooden flooring, fully glazed french doors to

### BREAKFAST KITCHEN

Fitted with a range of base and overhead units with matching quartz preparation surfaces, inset sink unit, integrated appliances to include electric oven, induction hob, dishwasher and microwave, breakfast bar, windows x 2 to rear aspect, walk in pantry

### BREAKFAST AREA

Fitted with base cupboards and matching preparation surface, window to side aspect, radiator, door to utility, understairs storage cupboard

### DINING ROOM

Bay window to front aspect, radiator, solid wood flooring

### UTILITY ROOM

Fitted work surface, plumbing for washing machine, space for tumble dryer, door to rear aspect

### WC/CLOAKS

Low flush wc, pedestal wash basin, window to side aspect

### FIRST FLOOR LANDING

### BEDROOM ONE

Window to front aspect, fitted cupboard, radiator

### BEDROOM TWO

Window to front aspect, radiator

### BEDROOM THREE

Windows to both side and rear aspects, fitted wardrobe, radiator

### BEDROOM FOUR

Window to rear aspect, radiator

### BATHROOM

Suite comprising panelled bath with sower over, fitted screen, pedestal wash basin, low flush wc, fully tiled walls, heated towel rail, window to rear aspect

### OUTSIDE

To the front of the property is a garden laid mainly to lawn with mature hedging to front and side. a timber gate gives access to a private enclosed side garden which is laid to lawn. To the rear of the property is an enclosed garden with an area of decking, lawn and paved area.


### PARKING

A driveway provides off street parking for a number of vehicles.

### 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.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>	<b>42</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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