



HUNTERS[®]
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3 Castle View, Sheriff Hutton, York, YO60 6SR

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Guide Price £450,000

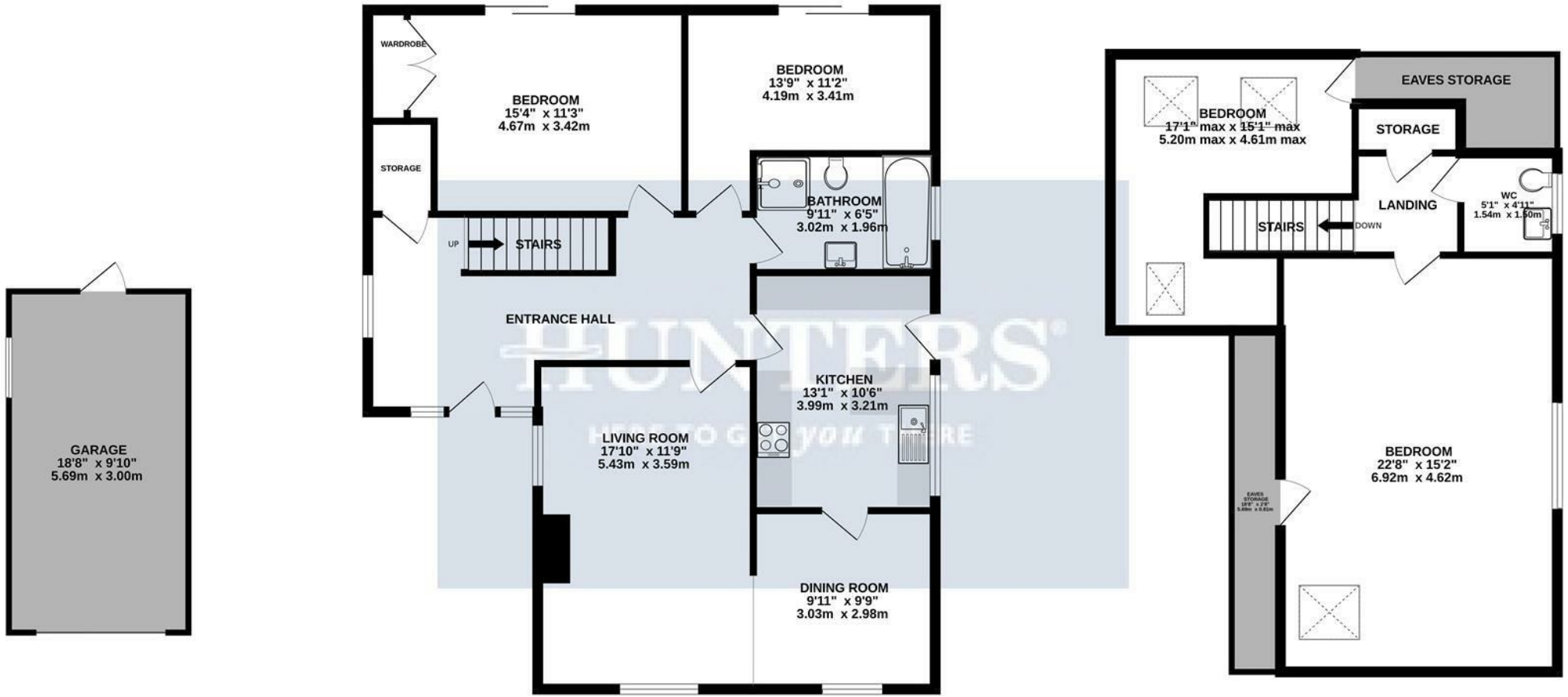
Recently updated, this four bedroom detached dormer bungalow is situated in the popular village of Sheriff Hutton. Offering flexible and contemporary living accommodation and well-maintained gardens. Viewings are highly recommended to appreciate the accommodation on offer. Council Tax Band E, EPC rating C. Apply Easingwold Office on 01347 823535.

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GARAGE
0 sq.ft. (0.0 sq.m.) approx.

GROUND FLOOR
1007 sq.ft. (93.5 sq.m.) approx.

1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1615 sq.ft. (150.0 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	A		
(81-91)	B	76	81
(69-80)	C		
(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	

- **DETACHED DORMER BUNGALOW**

- **FLEXIBLE ACCOMMODATION**

- **OFF STREET PARKING**

- **WELL PRESENTED THROUGHOUT**

- **POPULAR VILLAGE LOCATION**

- **GARAGE**

- **RECENTLY REFURBISHED**

- **WELL MAINTAINED GARDENS TO THE FRONT & REAR**

- **EPC RATING: C COUNCIL TAX BAND: E**

Property Description

On entering the property you are welcomed into a spacious entrance hall which provides access to the living room, kitchen, two bedrooms and a bathroom, there is also access to a useful storage cupboard and stairs to the first-floor accommodation.

The contemporary kitchen is fitted with a range of units, ample work surface area, a host of appliances (full-height fridge and freezer, a dishwasher, a washing machine and an electric range cooker with an extractor hood), and a stainless steel sink with a mixer tap, there is also a window and a glazed door to the side elevation and a further door providing access to the dining area.

The living room and dining area are situated to the front elevation of the home, the living room has a multi-fuel burner set into the fireplace on a stone hearth. Both rooms have windows to the front elevations with the living room also having a window to the side.

As the property is a dormer bungalow, there are two bedrooms to the ground floor, both of which are currently utilised as additional reception rooms and are located to the rear elevation of the home. Both rooms have sliding glazed doors providing access and views into the enclosed rear garden. The larger of these two rooms also benefits from having a built-in storage cupboard.

Completing the ground floor is the bathroom. This contemporary bathroom is fitted with a bath, a separate shower cubicle, a pedestal hand wash basin and a toilet, there is also central heated towel ladder and an opaque window to the side elevation.

To the first floor, the landing provides access to two further bedrooms, a w.c and a storage cupboard. The main bedroom is a very generous size and also offers access to eaves storage. There are windows to two elevations. The remaining bedroom is also a generous double bedroom and again has windows to two elevations and access to additional storage space.

Completing the first floor is a w.c which is fitted with a pedestal hand wash basin and a toilet, there is also a central heated towel ladder and an opaque window to the side.

Externally, to the front of the property, there is a well-maintained lawned garden with established trees. There is also a driveway providing off-street parking for numerous vehicles and access to a single garage with an electric roller door, a window to the side elevation and a personnel door providing access to the rear garden.

To the rear of the property the west-facing enclosed garden is well maintained. The garden is mainly lawned with the addition of a variety of seating areas, a timber garden shed and a pond with a water feature. The external space continues to the side elevation offering a further area seating area.

Additional Information

- Tenure: Freehold
- Council Tax Band: E
- EPC Rating: To Follow
- Oil Central Heating
- Double Glazed Windows
- Mains Drainage
- Solar Panels

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.











