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28 The Croft, Sheriff Hutton, York, YO60 6SQ

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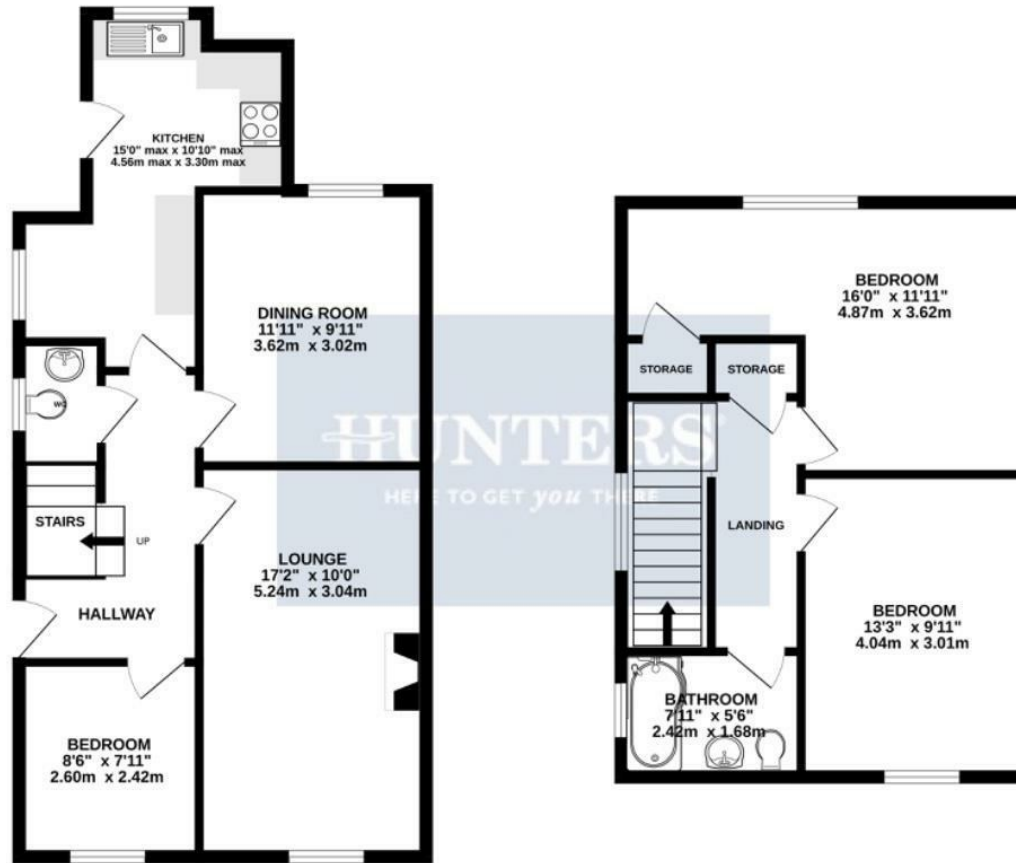
Guide Price £325,000

Situated in the popular and picturesque village of Sheriff Hutton this three bedroom semi detached dormer bungalow offers a lovely family home. Benefiting from Lpg heating and extensive double glazing the property briefly comprises: hallway, lounge, dining room, breakfast kitchen, wc, bedroom three and to the first floor are two bedrooms and a bathroom. There are gardens front and rear and a detached garage. EPC rating E and Council Tax Band C. Apply Easingwold Office on 01347 823535.

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GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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		
(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	

- SEMI DETACHED
- LPG HEATING
- EPC RATING E

- DORMER BUNGALOW
- GARAGE
- COUNCIL TAX BAND C

- THREE BEDROOMS
- POPULAR VILLAGE

HALLWAY

Fully glazed upvc front entrance door, stairs to first floor, radiator, understairs storage area.

LOUNGE

Fireplace with inset cast iron wood burning stove, bow window to front aspect, radiator.

DINING ROOM

Fully glazed patio doors to rear aspect, serving hatch through to kitchen.

BEDROOM THREE

Radiator, window to front aspect, access to loft.

WC

Low level wc, vanity unit with inset wash basin, opaque window to side aspect, plumbing for washing machine.

BREAKFAST KITCHEN

Range of wall and base units under preparation surfaces, integrated single bowl stainless steel sink and drainer with mixer tap, integrated fridge, integrated freezer, electric cooker point, extractor hood, plumbing for dishwasher, wall mounted central heating boiler, radiator, windows to three aspects.

FIRST FLOOR LANDING

Access to loft, window to side aspect, airing cupboard.

BEDROOM ONE

Radiator, window to front aspect.

BEDROOM TWO

Windows to rear and side aspects, radiator, fitted cupboard.

BATHROOM

P shaped bath with overhead shower attachment, fitted screen, low level wc, pedestal wash basin, ladder style radiator, opaque window to side aspect.

FRONT OF PROPERTY

There is a gravelled area and borders of shrubs and plants

REAR OF PROPERTY

There is a lawned area and borders of shrubs and plants as well as fruit trees
There are two patio areas and the LPG bottles are situated behind the garage..

SINGLE DETACHED GARAGE

A block paved driveway with room for off street parking leads to a single garage which is used for storage.

SOLAR PANELS

There are solar panels on the roof at the front of the property. (For more details please call the office)

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.









