



HUNTERS[®]
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The Croft, Sheriff Hutton, York

Guide Price £275,000

Situated in the popular village of Sheriff Hutton this three bedroom semi detached property is offered with NO ONWARD CHAIN and is sure to appeal. Benefiting from oil fired heating and extensive double glazing it comprises: hallway, sitting room, dining kitchen and bedroom three. To the first floor are two bedrooms and a bathroom. There are gardens front and rear and a driveway and single garage. EPC rating D and Council Tax Band C. Apply Easingwold Office on 01347 823535.

- THREE BEDROOMS
- POPULAR VILLAGE
- COUNCIL TAX BAND C
- SEMI DETACHED
- NO ONWARD CHAIN
- GARDENS FRONT AND REAR
- EPC RATING D

HALLWAY

Accessed via part glazed door to side aspect, wood effect flooring, stairs to first floor, understairs storage cupboard, radiator,

SITTING ROOM

Feature brick fireplace with open fire, window to front aspect, radiator

DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, integrated electric oven, hob and extractor hood, plumbing for washing machine, walk in pantry, floor mounted oil fired central heating boiler, windows x 2 to rear aspect, part glazed door to side aspect,

BEDROOM THREE

Window to front aspect, wood effect flooring, radiator

FIRST FLOOR LANDING

Loft access point (part boarded), airing cupboard, window to side aspect

BEDROOM ONE

Fitted wardrobes, window to front aspect, radiator

BEDROOM TWO

Window to rear aspect, radiator, eaves storage

BATHROOM

Panelled bath, low flush wc, pedestal wash basin, radiator, opaque window to side aspect, recessed ceiling lights

OUTSIDE

To the front of the property is a garden laid mainly to lawn with borders of flowers and plants. The rear garden is low maintenance and laid mainly to gravel. There is also the oil tank.

GARAGE AND PARKING

A driveway with room for off street parking leads to a single garage. This has power and light laid on and an inspection pit. There is a personnel access door to/from the garden.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.



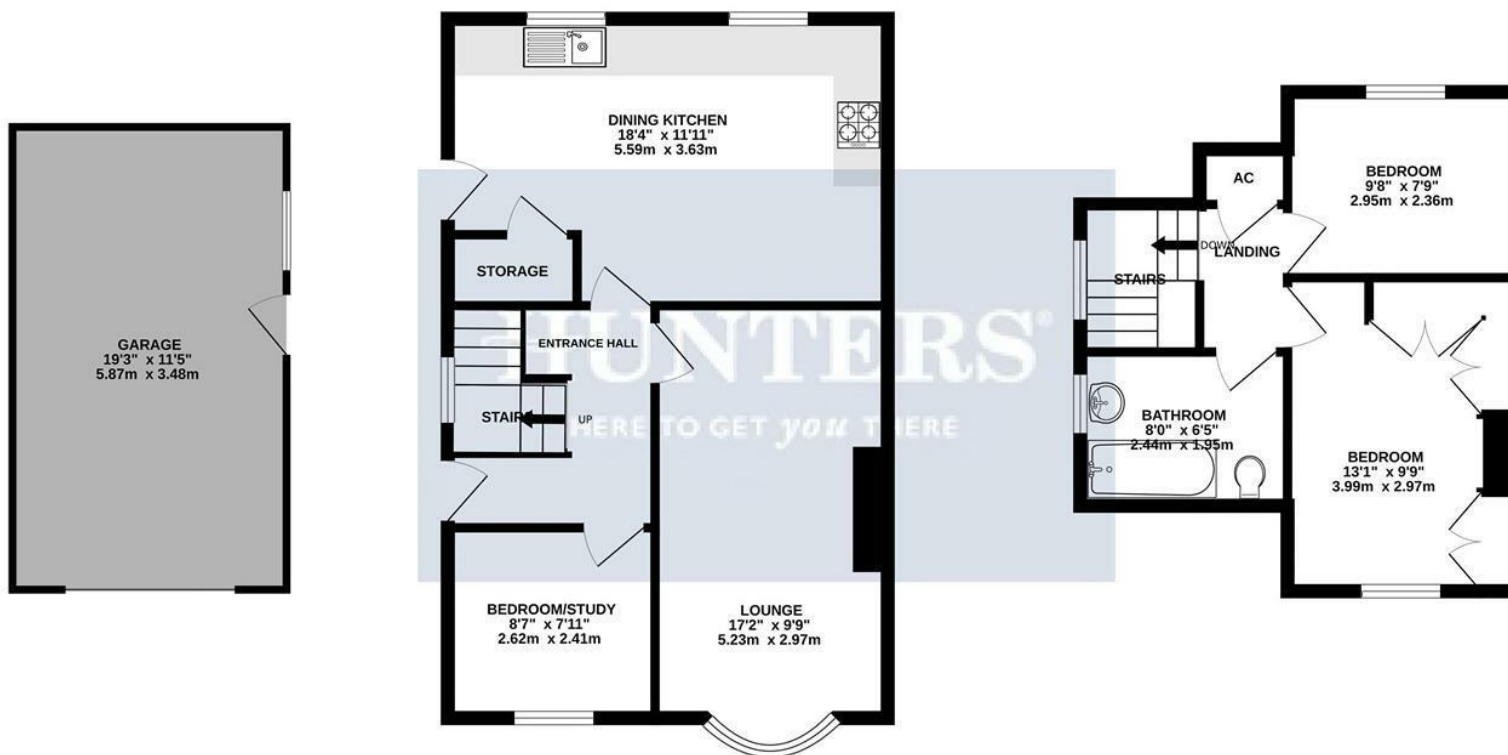




GARAGE
0 sq.ft. (0.0 sq.m.) approx.

GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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