



HUNTERS®

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26 Old Mill View, Sheriff Hutton, YO60 6SW

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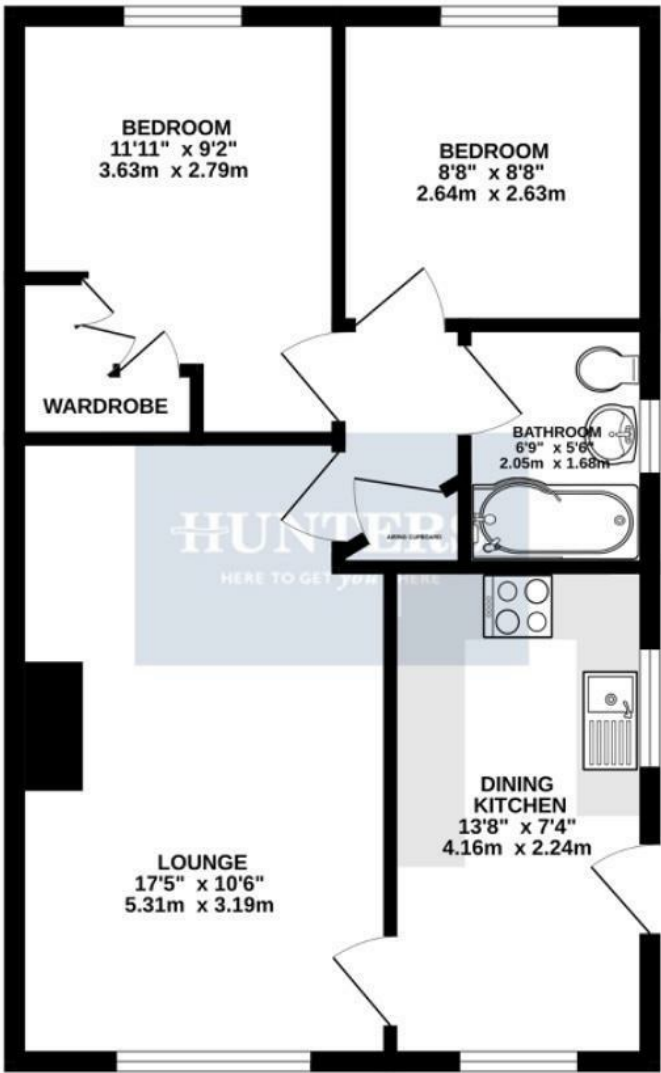
Guide Price £227,500

UNEXPECTEDLY BACK ON THE MARKET DUE TO A CHAIN COLLAPSE

If it is the village life and open views that you are looking for then look no further. Situated in the sought after village of Sheriff Hutton this two bedroom semi detached bungalow enjoying south west facing views to the rear over open fields maybe just what you are looking for. Benefiting from Lpg central heating and extensive double glazing it comprises: dining kitchen, lounge, inner hallway, two bedrooms and a bathroom. Outside are gardens to both front and rear and there is a driveway for off street parking leading to a single garage. EPC rating E and Council Tax Band B. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 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		
(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		

67

40

- **SEMI DETACHED BUNGALOW**
- **OPEN VIEWS TO REAR**

- **TWO BEDROOMS**
- **COUNCIL TAX BAND B**

- **POPULAR VILLAGE LOCATION**
- **EPC RATING E**

DINING KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset circular stainless steel sink unit, integrated electric oven, hob and extractor hood, plumbing for washing machine, windows to front and side aspects, part glazed Upvc door to side aspect, radiator

LOUNGE

Window to front aspect, radiator, fireplace with inset coal effect gas fire

INNER HALLWAY

Loft access point, cupboard housing central heating boiler

BEDROOM ONE

Fitted wardrobes, window to rear aspect, radiator

BEDROOM TWO

Window to rear aspect, radiator

BATHROOM

P shaped bath with electric shower over, fitted screen, low flush wc, feature circular sink unit, ladder style radiator, opaque window to side aspect

OUTSIDE

To the front of the property is an area of lawn. Pedestrian access down the side of the property leads to the enclosed rear garden This is laid mainly to lawn and there is a gravelled seating area. The garden enjoys south west facing views over the surrounding fields.

GARAGE AND PARKING

A driveway offers off street parking and leads to a single garage. This has power and light laid on and 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.





