



Stonelands Close, Sheriff Hutton Guide Price £400,000

A fabulous 4/5 bedroom detached property discretely positioned within the highly regarded village of Sheriff Hutton. Features include a newly appointed kitchen and flexible living space that includes the option for a ground floor 5th bedroom with an en-suite wet room.

*** EXTENDED GROUND FLOOR LIVING ACCOMMODATION ***

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Inside

A reception hall with under stairs storage cupboard leads off into a spacious living room with wood burning stove and a 24'6" (7.47m) long dining kitchen with dining area, double doors off the dining area open out onto the paved garden. The property also has an impressive newly appointed kitchen (2024) that features quartz worktops with inset one and a quarter sink unit, base and wall storage cupboards, complemented by integrated appliances to include a touch control hob, fan assisted oven and grill, fridge, freezer, dishwasher and wine chiller.



The ground floor living space also includes a versatile 2nd reception room/5th bedroom with a generous en-suite wet room.

The first floor landing leads off into 4 bedrooms (1 with built-in wardrobe and 2 with castle ruin views and York Minster glimpses in the distance) served by a stylish shower room.

Other internal features of note include double glazing and an oil fired central heating system to radiators.



Outside

Located at the head of a small cul-de-sac off West End, a tandem length driveway provides parking and access to an EV charging point and a detached single garage.

The front garden is mainly laid to lawn and the side and rear gardens are predominantly paved.

Services

Energy Efficiency

This property's current energy rating is D (58) and has the potential to be improved to an EPC of C (79).

Council Tax & Postcode

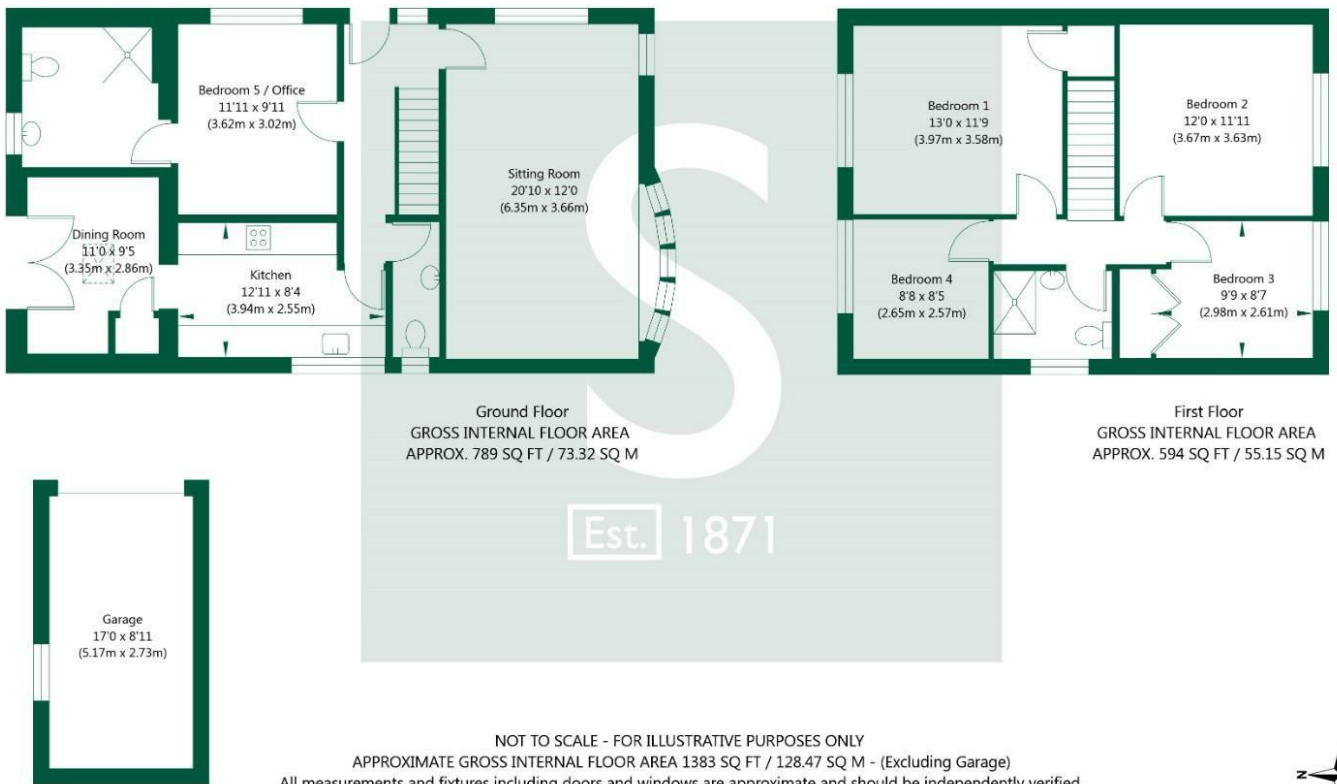
This property sits within North Yorkshire Council and is in the tax band of D. The postcode for the property is YO60 6SG .

Tenure

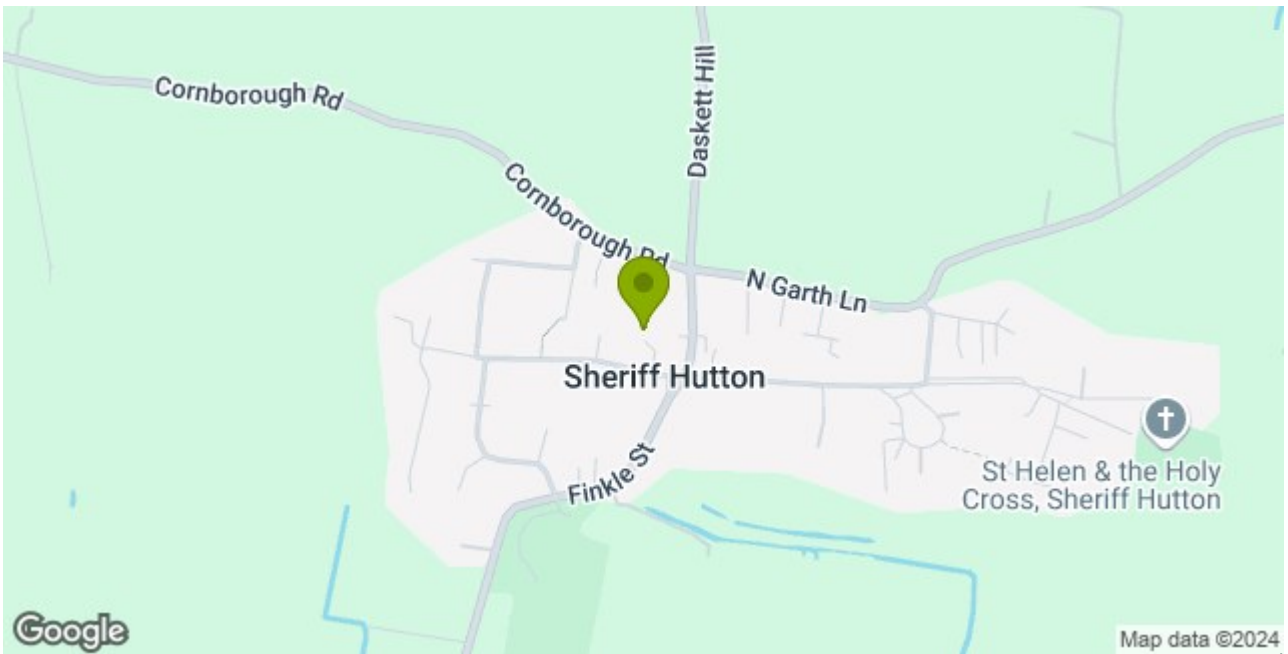
We have been informed by the vendor that the property is freehold.



Stonelands Close, Sheriff Hutton, York, YO60 6SG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1383 SQ FT / 128.47 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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