



Sunnyside Hull Road, Osgodby

Offers Over £260,000

- Skilfully Extended & Beautifully Modernised
- Open Plan Kitchen & Family Room
- Bathroom/wc with Sep. Shower
- Lounge
- Utility Room
- Generous Plot
- Dining Room Leading to
- 3 Bedrooms
- Single Garage & Outbuilding

A skilfully extended property which has undergone a comprehensive modernisation programme throughout.

The present owners purchased the property in 2019 and have since carried out a significant programme of works which has seen the house extended, reconfigured and beautifully modernised throughout. A single storey extension was added to the rear elevation to create a modern open plan living kitchen. The removal of the dividing wall to the rear of the dining room has now created a wonderful open space, which flows well and provides versatility.

The property welcomes you through a new composite uPVC front door leading into the hallway, giving access to the entire ground floor accommodation and staircase leading to the first floor. Positioned to the front of the property is the formal sitting room, having a bay window and ample space for appropriate lounge furniture. There is a central heating radiator, fitted blinds and modern décor to finish.

There is a dining room, which can also be occupied as a second sitting room depending on the individual(s) requirements. This room has a black vertical radiator and a chimney breast used for decorative purposes, with an electric fire fitted beneath.

The dining room merges seamlessly into the single storey extension to the rear which is perfectly tailored for entertaining, providing a superb open plan living space. The sloping roof construction allows natural light to pass through two large Velux windows along with double glazed sliding doors and separate casement window. The kitchen design has been very well considered, utilising a breakfast bar and maximising unit space. The kitchen comes equipped with a number of integral appliances such as a ceramic hob, oven and grill and a dishwasher.

Located off the kitchen is a useful utility room with provision in place for laundry facilities and a side door leading to the driveway and rear garden. There is an additional storage cupboard located under the stairs.

To the first floor, a landing gives access to three bedrooms and a house bathroom. Each bedroom has been tastefully decorated, has new carpets fitted and benefits from a double glazed window and central heating radiator.

The internal accommodation is completed by a modern bathroom comprising a traditional three piece suite with a separate walk in shower. There is a built-in airing cupboard and opaque double glazed window to the rear elevation. Modern surround tiling and flooring to finish.

Externally the property will be found along Hull Road, set back on a generous plot extending to almost a tenth of an acre within it's entirety. To the front, and continuing alongside the property, is a driveway which leads to the rear where a single concrete garage will be found. In addition, there is additional parking for at least two motor vehicles to the front of the property, which has fence boundaries.

To the rear, the garden enjoys a predominantly laid to lawn area with enclosed boundaries to all three sides. Located behind the single garage is a building of breeze block construction, with a window and single door for access. This is ideal as a workshop or could be converted into a garden room, subject to planning permission.

The property represents a wonderful opportunity to acquire a beautiful and extended family home, now delivering 1,138 sq. ft. of internal accommodation, sat within a generous plot. it is therefore as the acting agents, we strongly encourage an early inspection.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected. New boiler installed in March 2025.

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: 71 (C)

Council Tax: North Yorkshire Council Band C

Current Planning Permission: No current valid planning permissions

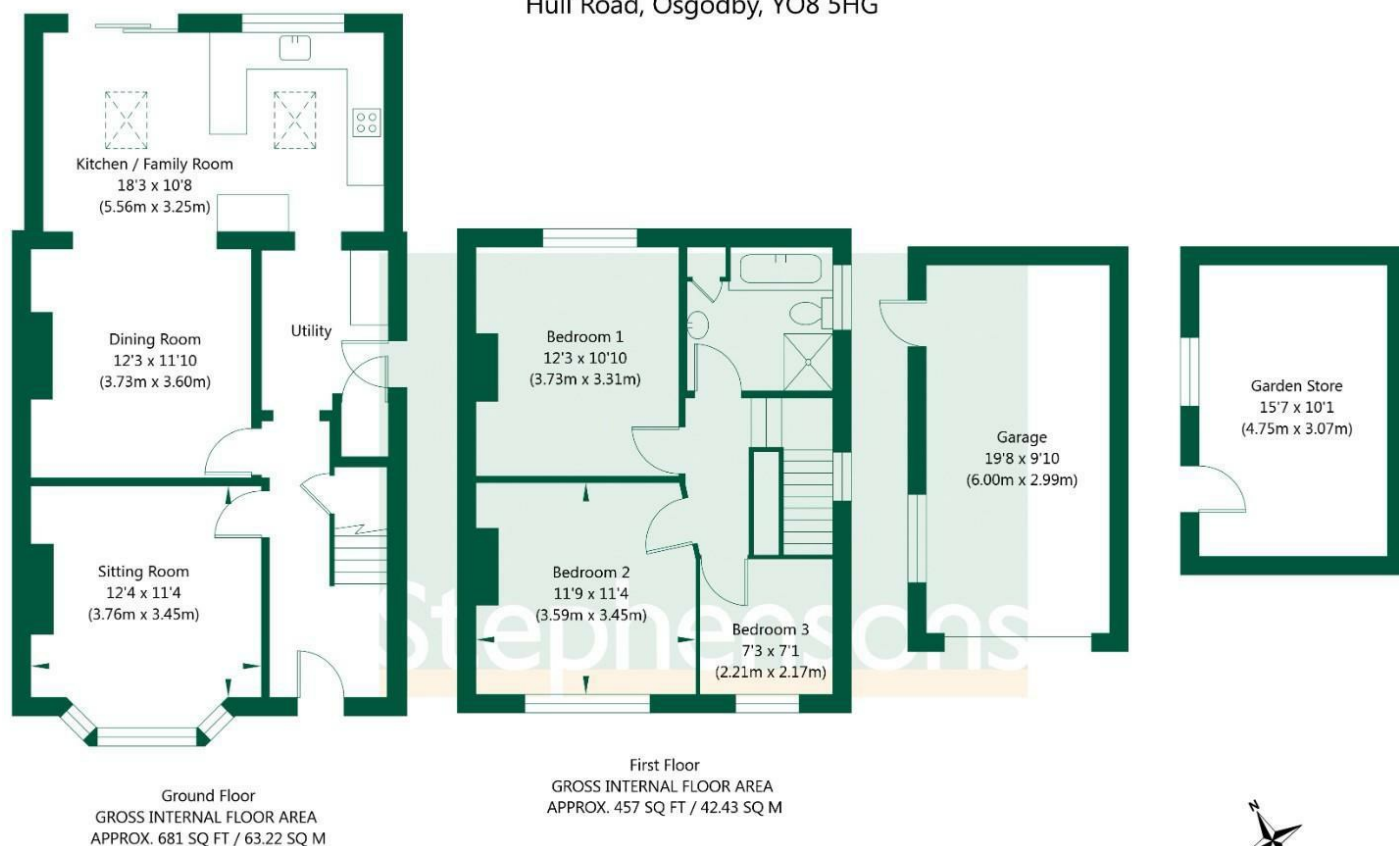
Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.

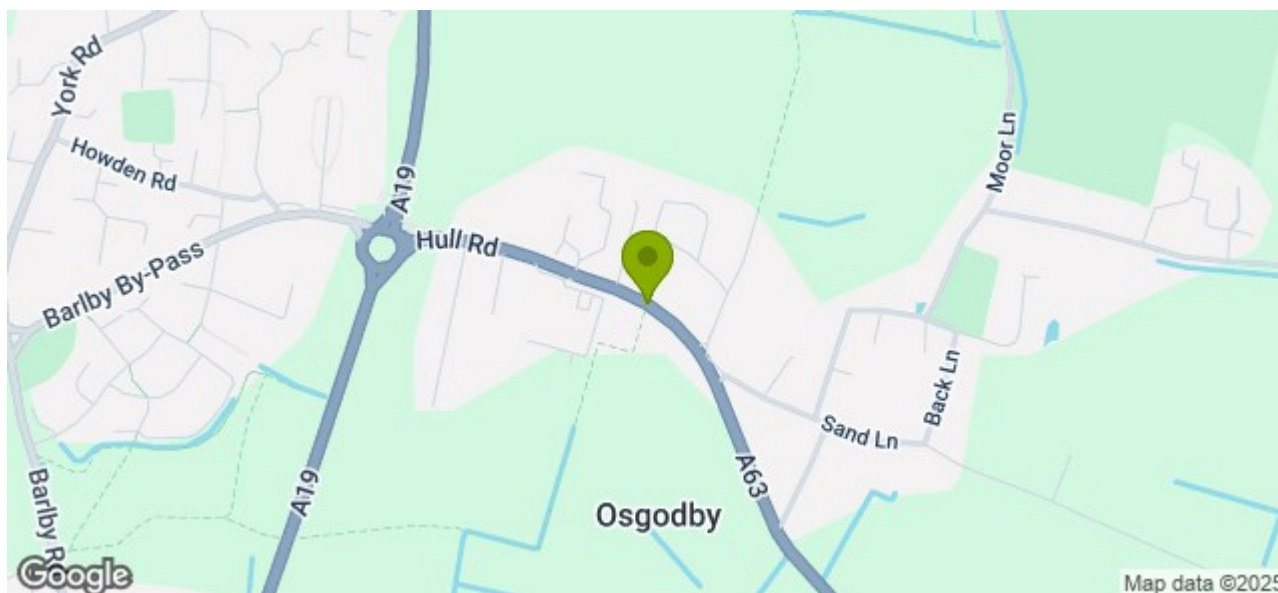




Hull Road, Osgodby, YO8 5HG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1138 SQ FT / 105.65 SQ M - (Excluding Garage & Garden Store)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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