



Priory Croft, Friars Hill, | Sinnington YO62 6SL

BoultonCooper

BC
Est. 1801



Priory Croft, Friars Hill, Sinnington

This beautifully presented dormer bungalow enjoys a pleasant position within the pretty village of Sinnington together with good sized gardens and garage.

Priory Croft has been modernised to a high specification and the immaculately presented accommodation which lies on two floors comprises reception hallway, spacious sitting room, bespoke fitted breakfast kitchen, bedroom three/dining room and luxury fitted bathroom on the ground floor; two double bedrooms and well-appointed shower room on the first floor. Externally there are good sized gardens, driveway parking and larger than average garage.

Sinnington is a pretty village lying approximately 4.5 miles West of Pickering and is a much sought after residential location.

VIEWING IS HIGHLY RECOMMENDED.

Guide Price £415,000

Accommodation Comprises

Entrance door leads to:

Reception Hallway

With stairs to first floor landing.

Tiled flooring, covered central heating radiator, understairs storage cupboard.

Sitting Room

7.37m x 3.48m (24'2" x 11'5")

With double glazed bay window to the front elevation, double glazed french doors opening out onto the attractive rear garden. Log burning stove with tiled back, vertical central heating radiator and additional radiator, tiled flooring.

Dining Room/Bedroom Three

3.63m x 3.63m (11'11" x 11'11")

Double glazed bay window to the front elevation, vertical wall mounted central heating radiator, tiled flooring and coving to ceiling.

Breakfast Kitchen

3.66m x 3.48m (12' x 11'5")

Housing a range of quality high gloss units, Minerva travertine work surfaces, 1 1/2 bowl stainless steel sink unit with mixer tap over and Minerva travertine drainer. High gloss base units incorporating drawers and deep pan drawers, built in double Neff oven and grill and built in Neff microwave, four ring hob with extractor canopy over and Minerva travertine splash back. Built in dishwasher, tiled flooring, double glazed window to the side elevation with Minerva travertine window sill. Central heating radiator, spot lighting, wood block breakfast bar.

Rear Lobby

Having partial wall tiling, with underfloor heating, double glazed door leading to outside and double glazed windows.

Utility Area

With plumbing for automatic washing machine, tiled flooring, high gloss cupboard housing Worcester boiler, double glazed window with Minerva travertine window sill.

Luxury Fitted Bathroom

Comprising panelled bath with shower attachment, vanity unit with inset wash hand basin and cupboards below. Ladder style towel rail, complimentary wall tiling, inset mirror, tiled flooring and double glazed window.



First Floor

Landing

With oak doors, built in cupboard and access to roof space.

Bedroom One

4.52m x 3.61m (14'10" x 11'10")

With double glazed windows to the rear and side elevations, central heating radiator. storage to eaves.

Bedroom Two

4.50m x 3.66m (14'9" x 12')

With undereaves storage area, double glazed windows to side and rear elevations, central heating radiator.

Shower Room

Shower cubicle being tiled with shower unit, vanity unit with inset wash hand basin and cupboard below, low flush w.c.. Double glazed window to the rear elevation, ladder style heated towel rail, inset mirror and shaver point.

Outside

Double gates lead to driveway and low maintenance front garden with gravelled area, flower/shrubbery borders and beds. Driveway leading to GARAGE, light and power and personal door leading to the rear garden. Side access with gate leading to the rear garden having laid lawn, flower/shrubbery borders, gravelled areas and path, various other mature trees and shrubs, log store, and garden shed. There's fencing and hedging to the boundaries of the property.

Services

Mains gas, electricity, water and drainage are connected.

Local Authority

North Yorkshire County Council, County Hall, Northallerton. DL7 8AD
Tel: 01609 780 780

DIRECTIONS

From Pickering head West on the A170 approximately 4.5 miles along this road lies the village of Sinnington. Taking the first turn to Sinnington follow the road through the village heading over the bridge and Priory Croft is situated on your right hand side. From the second turning (Kirkbymoorside end) Priory Croft is situated on your left hand side as you enter the village.





VIEWING


Strictly By Appointment with the agents.

COUNCIL TAX BAND

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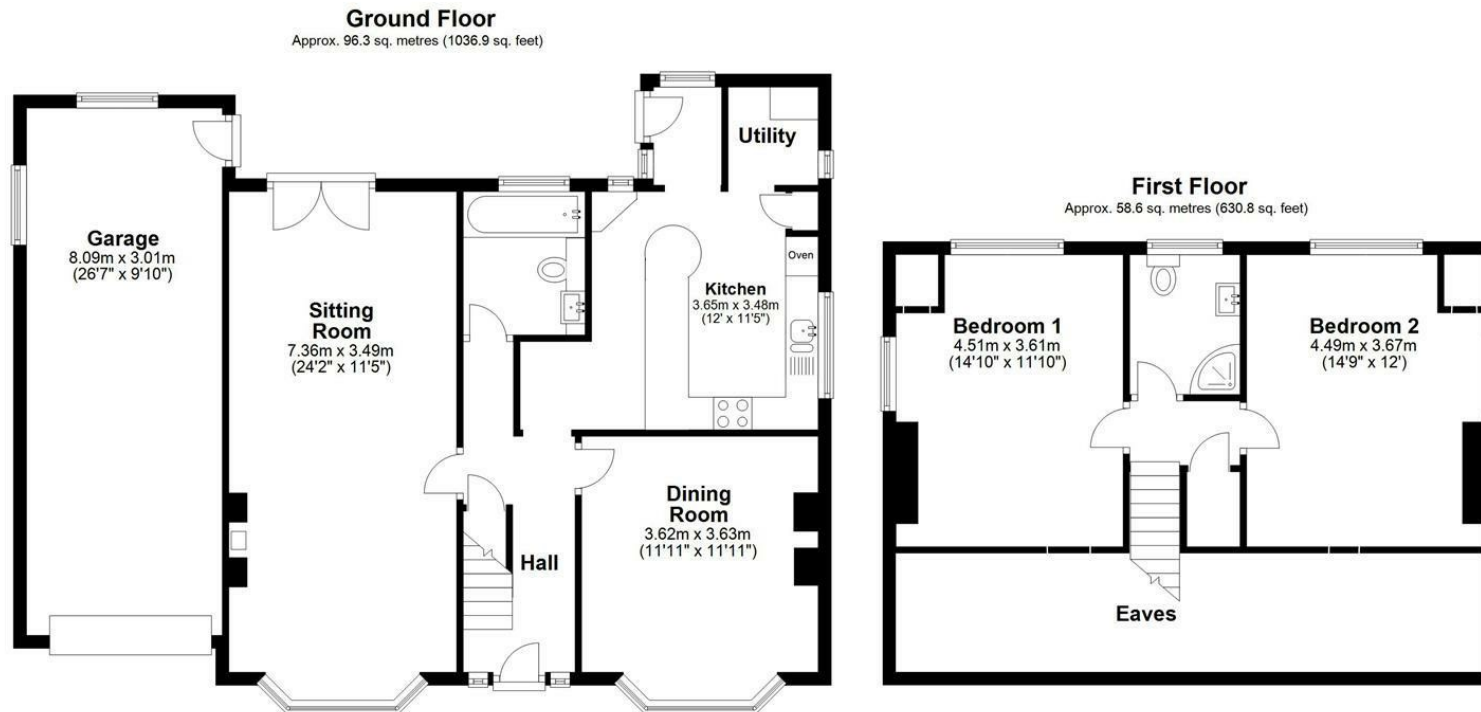
ENERGY PERFORMANCE RATING

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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 	



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Total area: approx. 154.9 sq. metres (1667.6 sq. feet)
Priory Croft, Sinnington

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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