



## 3 Laurels Garth | Sheriff Hutton, York

A three bedroom detached bungalow situated in the popular and well served village of Sheriff Hutton, 10 miles south west of Malton and 12 miles north of the City of York.

- A three bedroom detached bungalow
- Master bedroom with en-suite, two further bedrooms and house bathroom
- Within walking distance of extensive local amenities
- No smokers nor pets allowed
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Living/dining room and kitchen
- Garage, off-street parking, and gardens
- To be let on an initial 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Available 1st June 2024



**£795 PCM**

**BoultonCooper**

**BC**  
Est. 1804

# 3 Laurels Garth | Sheriff Hutton, York



## ACCOMMODATION

### ENTRANCE HALL

4'10 x 3'1 (1.47m x 0.94m)

A composite entrance door leads into the hall, with door to:

### LIVING/DINING ROOM

20'1 x 10'11 (6.12m x 3.33m)

Front aspect double glazed window, double radiator, open fireplace with stone hearth, mantle piece, and surround.

### KITCHEN

11' x 7'2 (3.35m x 2.18m)

Fitted with a range of base and wall mounted units with formica work surfaces over, 1 & 1/2 bowl sink and drainer with chrome mixer taps over, plumbing for a washing machine, space for an electric cooker and extractor fan over. Rear and side aspect double glazed windows, double glazed door to the outside.

### INNER HALL

9'9 x 2'8 (2.97m x 0.81m)

### BEDROOM 1

11'8 x 9'8 (3.56m x 2.95m)

Front aspect double glazed window, fitted wardrobe.

### EN-SUITE SHOWER ROOM

A two-piece suite comprising shower cubicle with electric shower fittings and wash hand basin. Radiator, shaver point, side aspect opaque double glazed window.

### BEDROOM 2

11' x 8'8 (3.35m x 2.64m)

Rear aspect double glazed window, radiator.

### BEDROOM 3

8'8 x 6'3 (2.64m x 1.91m)

Rear aspect double glazed window, radiator.



## BATHROOM

A three-piece suite comprising panelled bath, low flush wc, and pedestal wash hand basin. Radiator.

## OUTSIDE

There are gardens to the front, side, and rear of the property, which are part lawned with herbaceous borders, stone flagged walkways, timber garden shed, and greenhouse. To the rear is a tarmac driveway providing off-street parking for one vehicle in front of the single garage.

## GARAGE

17'6 x 8'4 (5.33m x 2.54m)

One of two (left hand side from the pavement), brick built with pitched roof and up and over door to the front.

## SERVICES

Mains electricity, water, and drainage supplies. Oil-fired central heating.

## VIEWING

Strictly by appointment with the Agents. Tel: 01653 692151.

## DIRECTIONS

Upon arriving in the village from the east continue straight ahead at the mini roundabout (2nd exit) on to Cornborough Road. Laurels Garth is the second left hand turn and no.3 can be found on your left hand side, clearly identified by our BoultonCooper 'To Let' board. Postcode: YO60 6SE.

## COUNCIL TAX BAND

We are verbally informed the property lies in Band D. Prospective tenants are advised to check this information for themselves with Ryedale District Council 01653 600666.

## ENERGY PERFORMANCE RATING

Assessed in Band D.



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## COUNCIL TAX BAND

D

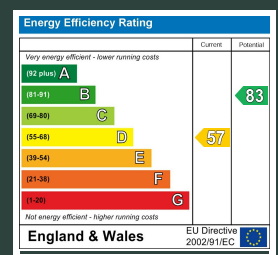
## ENERGY PERFORMANCE RATING

D

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