



5 Hart Hill Crescent, Full Sutton, York, YO41 1LX

• Situated between Stamford Bridge and Pocklington • Well presented and spacious home • Open plan kitchen/diner • Spacious living room • Three double bedrooms • Family bathroom and separate w/c • Enclosed rear garden with patio seating area • Integrated garage • Off street parking • EPC = E

Asking Price £239,950

If you are a first time buyer, investor or simply someone looking for a spacious home and village life, then look no further as this three bedroom house may be perfect for you. The property is located in Full Sutton, just a short drive from the well serviced village of Stamford Bridge and the popular market town on Pocklington.

As you enter the property you find yourself in an entrance hall with space for storing coats and shoes. Moving into the hallway, a spacious living room lies to your right, featuring an electric fire to its centre.

The kitchen/diner follows. A U-shaped worktop with ample storage above and below incorporates an electric hob and oven, sink with drainer and fridge. Additionally, there is space for a washing machine. The dining area offers space for a large table and chairs and provides access onto a patio seating area in the rear garden via double doors.

Upstairs there are three double bedrooms, all of a good size, as well as a family bathroom and separate w/c. The bathroom comprises a bath with an over head shower, hand basin with storage below and a chrome heated towel rail.

An internal garage offers additional storage, as well as space for a large freezer, washing machine and tumble dryer.

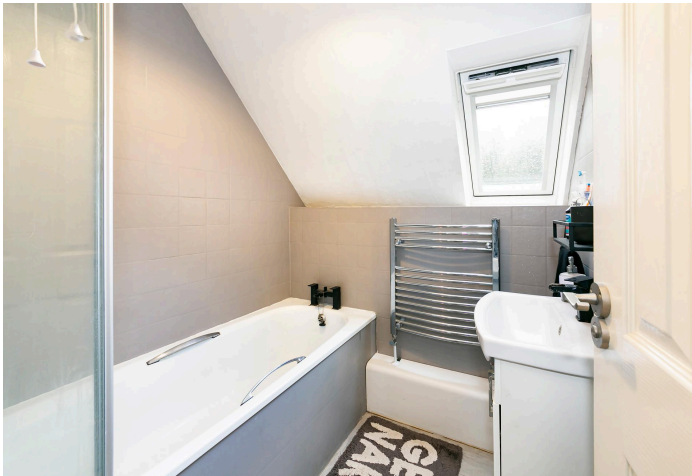
Externally, the property benefits from a private rear garden with a patio seating area, as well as off street parking to the front.





Edit Heading





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services LPG central heating.



Address: 5 Hart Hill Crescent, Full Sutton, York, YO41 1LX
Reference: 2073



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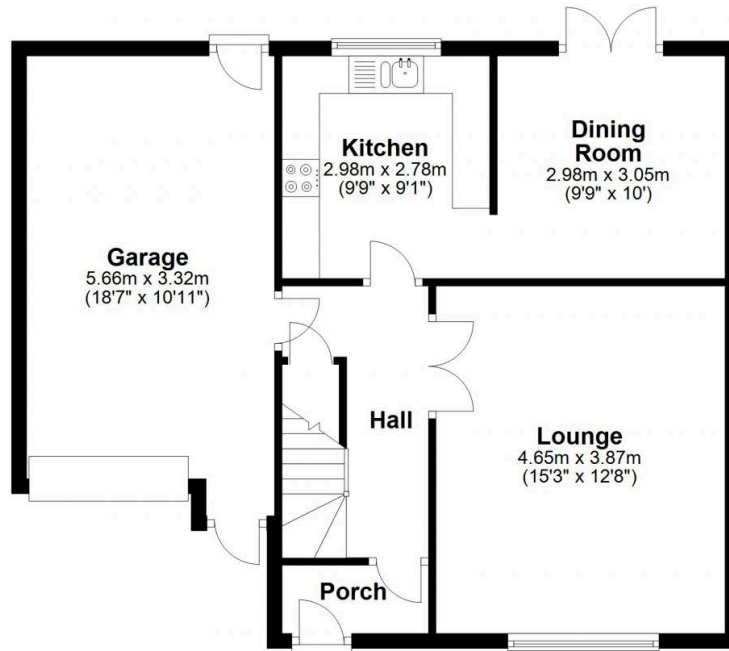


Offices in York, Pocklington and Market Weighton

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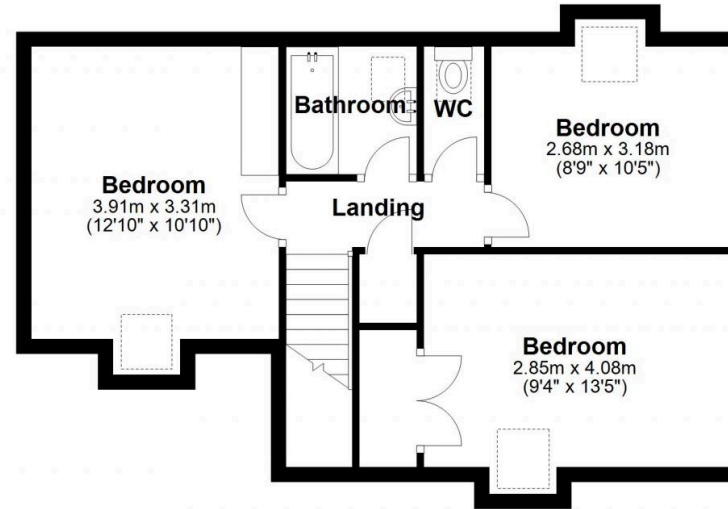
Ground Floor

Approx. 65.5 sq. metres (704.7 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.0 sq. feet)



Total area: approx. 113.2 sq. metres (1218.7 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases. Plan made with PlanUp. Plan produced using PlanUp.

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