



**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 £235,000

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**





**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: [01759 303202](tel:01759303202) **





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

Environmental Impact (CO <sub>2</sub> ) Ra		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
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Address: 5 Hart Hill Crescent, Full Sutton, York, YO41 1LX  
Reference: 2073

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services LPG central heating.

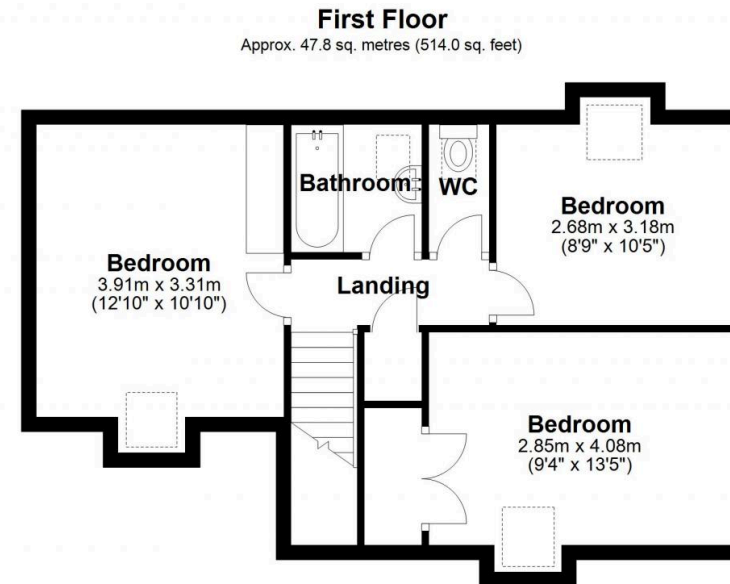
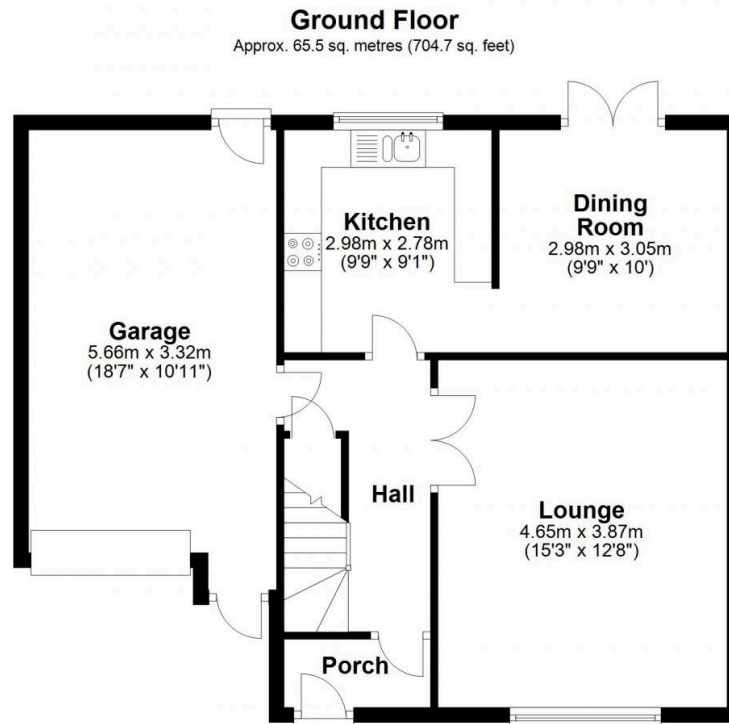


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Offices in **York, Pocklington and Market Weighton**

**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**



**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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