



1 St. Vincents Close, Sutton on Derwent, YO41 4BW

- Located in one of York's most desirable villages • Potential for further development • Kitchen with adjacent utility room
- Spacious living/dining room • Three bedrooms • House bathroom • Lawned gardens to the front, side and rear •
- Integral garage • Off street parking for multiple cars • EPC = D

Guide Price £285,000

Situated in one of York's most desirable villages is this nicely presented three bedroom semi detached property. Externally there is a fantastic plot which offers any prospective buyer the opportunity for future development.

As you enter the property you find yourself in an open hallway, with space for storing coats and shoes. The stairs lie ahead of you, with the living room to your right.

The living room/diner is light and spacious as it benefits from dual aspect windows. An electric fire perfect for the winter and patio doors opening on to the garden make this room the perfect space to enjoy all year round. Space for a dining table with chairs can also be found here.

The kitchen comprises a breakfast bar, two worktops, various storage units, an electric oven, hob and stainless steel sink with drainer. Additionally, there is space for a fridge and a dishwasher, whilst a pantry cupboard provides further storage.

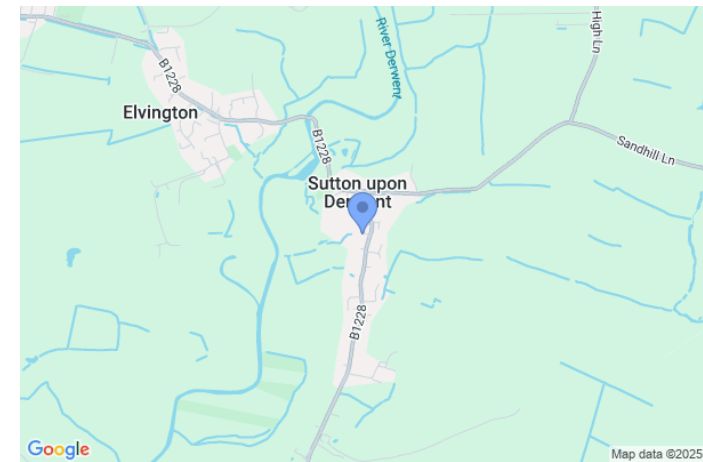
Adjacent is the utility room where you will find a worktop with storage below as well as space for a freezer and a washing machine. Access into both the integral garage and the rear garden is available from here.

A downstairs w/c and an under stairs storage cupboard completes the ground floor.

To the first floor there are two good sized double bedrooms as well as an additional third bedroom, with one of the doubles benefiting from a built in wardrobe.

The house bathroom comprises a bath with an overhead shower, basin with storage below, w/c and an airing cupboard.

Externally, there is off street parking to the front of the garage for multiple cars, whilst the fantastic plot boasts lawned gardens to the front, rear and side providing the perfect outdoor space as well as the opportunity for further development.





POTENTIAL FOR FURTHER DEVELOPMENT



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	82
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		
	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	

Address:
Reference: 2030

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services.

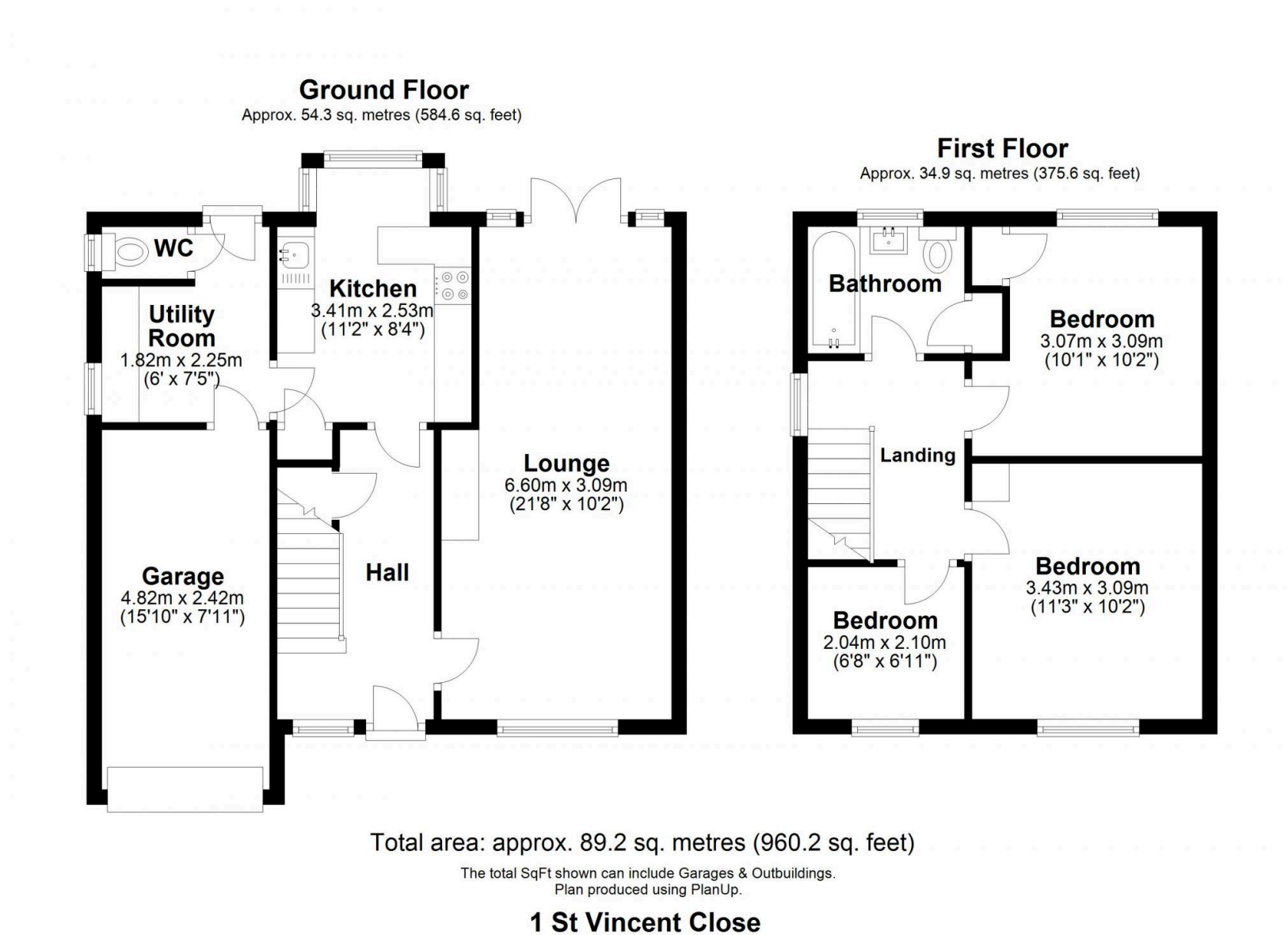


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1 St Vincent Close

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