



Jasmine Garth, Sutton on Derwent, York, North Yorkshire, YO41 4JW

- A beautifully presented family home in a highly desirable location
- Kitchen with a range of fitted appliances & space for a good size dining table
- Living room with a recess where a log burner could be fitted
- Cloakroom with a w/c & hand basin
- Three double bedrooms, two with built in wardrobes
- Contemporary family bathroom
- Fully enclosed rear garden with raised decking at one end
- Single garage with an electric door
- Driveway provides further off street parking
- EPC = C

Guide Price £325,000

Located in the highly desirable village of Sutton On Derwent, only a short drive from the City of York and the market town of Pocklington, is this nicely presented three bedroom semi detached family home. The village itself boasts an extremely popular tennis club, a primary school and the highly regarded St Vincent Arms pub which is renowned for its food and atmosphere. Houses within the area are in high demand so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you will see a door on the right hand side which opens into a cloakroom with a pedestal hand basin and low level w/c. Moving through you find yourself in a spacious living room with stairs on the right leading to the first floor, storage beneath the stairs and a recess with a stone hearth and timber surround where a log burner could be installed subject to the appropriate checks being carried out.

The kitchen has been fitted with a U shaped worktop that incorporates a stainless steel sink with drainer, a four ring halogen Smeg hob, a dishwasher, single oven, an under counter fridge and freezer. In addition there are various storage units and space at the other end of the kitchen for a dining table with chairs. A door at the rear gives access to the garden.

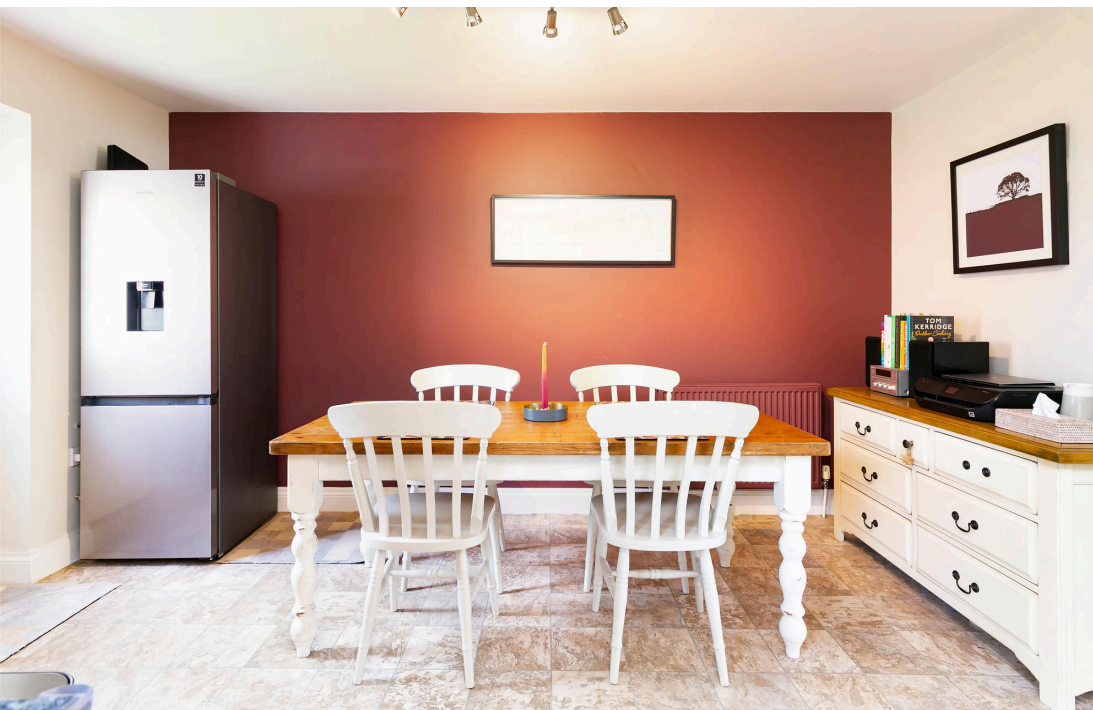
To the first floor there are three double bedrooms, two of which have built in wardrobes. A family bathroom comprising bath with shower over, recessed storage, an LED mirror, floating hand basin and chrome heated towel rail completes the internal accommodation.

Externally the rear garden is mainly laid to lawn with a path to one side that leads from the driveway to the back door. There is timber fencing to two sides and a brick wall at the rear which has raised decking immediately adjacent. There is garage with an electric roller door and additional parking on the drive for one car.





A STUNNING THREE BEDROOM FAMILY HOME IN A HIGHLY DESIRABLE VILLAGE LOCATION



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



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		
England, Scotland & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		
	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	0

Address: Jasmine Garth, Sutton on Derwent, York, North Yorkshire, YO41 4JW
Reference: 2078

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



rmenglish.co.uk



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

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

Approx. Gross Internal Floor Area 1032 sq. ft / 95.96 sq. m
Garage 155 sq. ft / 14.40 sq. m
Total 1187 sq. ft / 110.36 sq. m

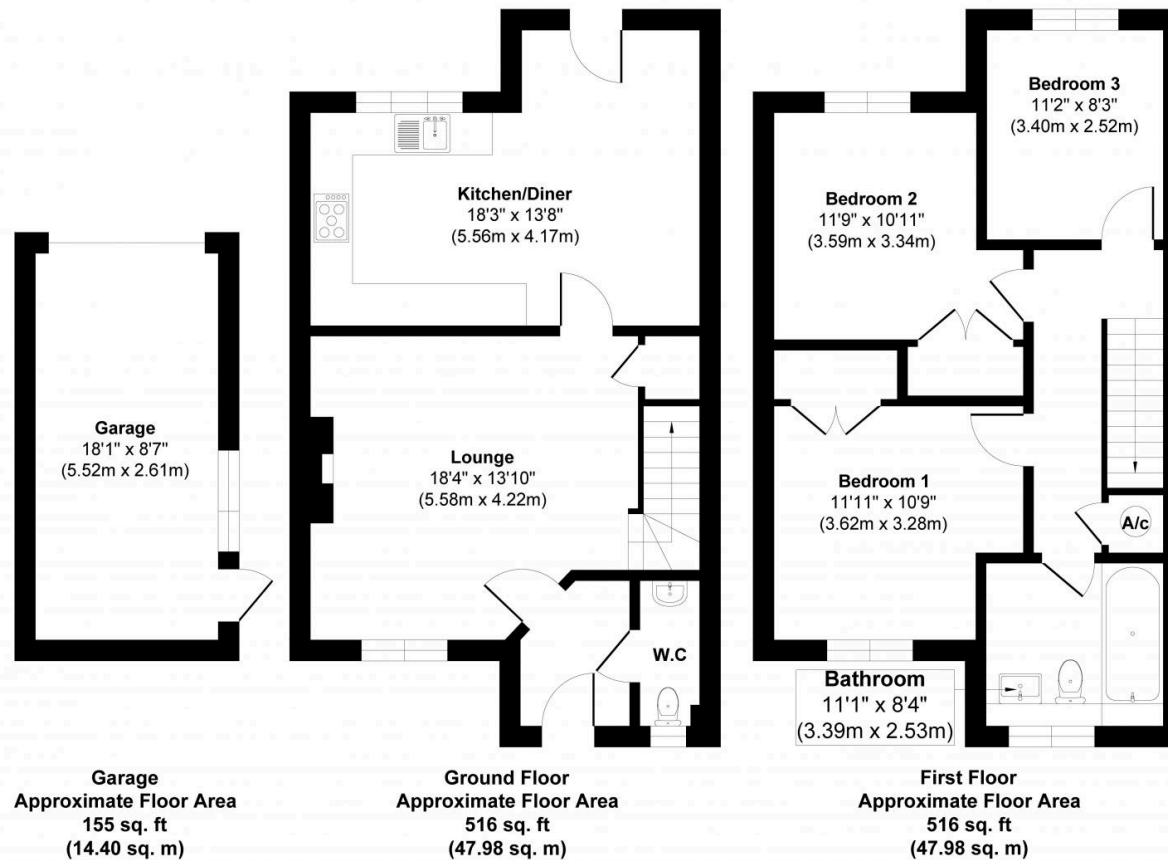


Illustration for identification purposes only, measurements approximate, not to scale.
Copyrighted and Produced by MS Property Marketing.

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.