



2 Hart Hill Crescent, Full Sutton, York, East Yorkshire, YO41 1LX

• No Onward Chain • Well connected village setting • Open plan kitchen/diner • Spacious living room • Downstairs w.c • Three double bedrooms • Family bathroom • Enclosed rear garden with patio seating area and timber shed • Off street parking • EPC = E

Guide Price £215,000

This well-presented three-bedroom terraced home is located in the popular village of Full Sutton and offers spacious accommodation, a private rear garden and off-street parking.

On the ground floor, the kitchen is fitted with an electric hob, electric oven, stainless steel sink with drainer and a practical U-shaped worktop with storage both above and below. There is space for a washing machine, along with room for a dining table and chairs. A breakfast bar with seating provides an additional dining option, making this a sociable and versatile space.

The lounge is a generous room with patio doors that open directly onto the garden, creating a light and airy feel while offering easy access outdoors.

Completing the ground floor is a cloakroom with WC and basin.

Upstairs, the property offers three well-proportioned double bedrooms, making it ideal for families or for those who require extra space for guests or working from home. The bathroom is fitted with a bath and overhead shower, basin and WC.

Outside, the enclosed rear garden features a patio seating area and a timber shed, providing the perfect setting for outdoor relaxation and storage. To the front of the property, there is off-street parking.

An excellent choice for families, first-time buyers or investors looking for a property in a well-connected village location.





NO ONWARD CHAIN



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	
54	69
England, Scotland & Wales	
EU Directive 2002/91/EC	

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	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services LPG central heating



Address: 2 Hart Hill Crescent, Full Sutton, York, East Yorkshire, YO41 1LX
Reference: 2483



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

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Approx. Gross Internal Floor Area 969 sq. ft / 90.03 sq. m
Store 15 sq. ft / 1.37 sq. m
Total 984 sq. ft / 91.40 sq. m

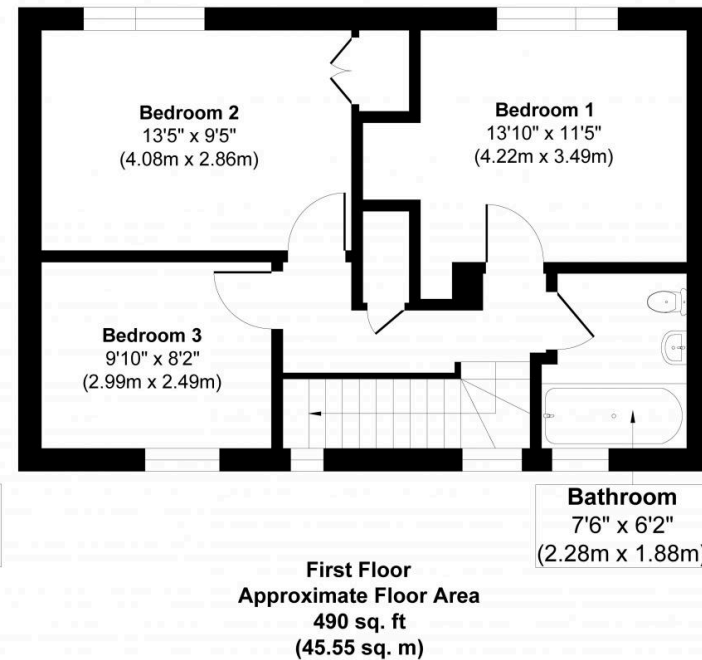
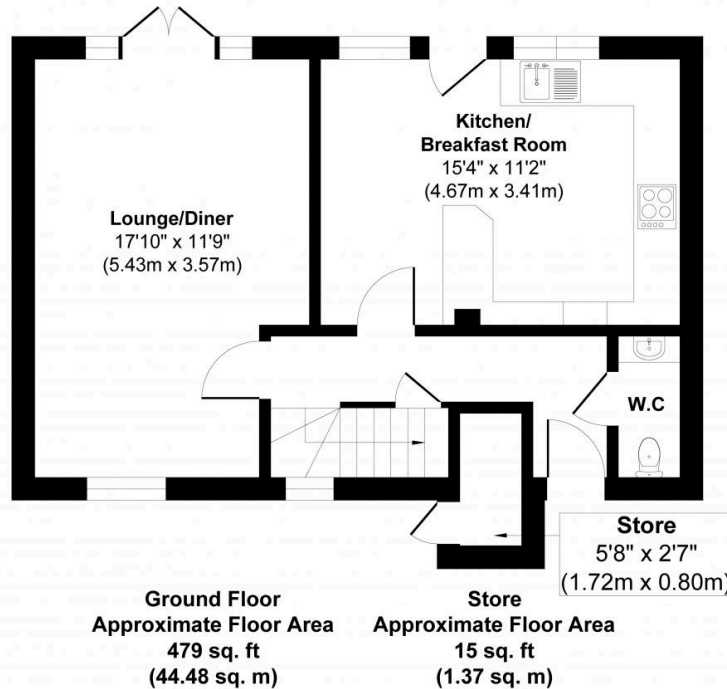
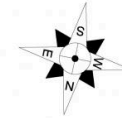


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