



Church Lane, Sewerby, YO15 1ED
Asking Price £365,000

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This is a dream home in the picturesque and highly sought-after village of Sewerby! This beautifully presented bungalow combines character, modern comforts, and an enviable location. This unique property is temporarily configured as two separate units but can easily be converted back into a single space.

Upon entering, you are greeted by a charming porch area with ample storage and a striking stained glass front door that sets the tone for the rest of the home. The spacious lounge invites you in with a feature fireplace and cosy log burner, creating a warm and inviting atmosphere. Across the hallway, the dining room boasts a delightful bay window.

The heart of this home is the well-appointed kitchen at the rear of the property. It offers abundant storage space, and room for a range oven, washing machine, dishwasher, and an American fridge freezer. There is also a versatile second reception room, ideal as a secondary living space, playroom, or home office. This room seamlessly flows into the sunroom, which bathes the space in natural light and provides direct access to the garden.

On the ground floor, you will find a generous double bedroom with plenty of space for your furnishings. A convenient shower room is located next door, along with a practical utility room that leads to another downstairs shower room, ensuring no compromises on convenience and comfort.

Upstairs, two additional spacious double bedrooms await, each featuring fitted wardrobes and Velux windows that flood the rooms with light. A modern family bathroom completes this floor.

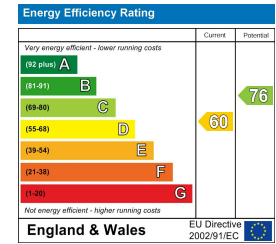
The exterior of the property is just as impressive. The low-maintenance rear garden, with its AstroTurf and patio areas, is perfect for relaxing or entertaining. A charming summer house adds to the appeal. The front of the property offers off-road parking for multiple cars, ensuring practicality for residents and guests alike.

Schedule a viewing to see all this beautiful property has to offer!









DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1295.11 ft²


120.32 m²

Reduced headroom

50.16 ft²

4.66 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01262 674252 | Website: www.hunters.com

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