



Holly Tree Cottage, Moor Lane,  
Full Sutton, YO41 1HW  
Chain Free £260,000

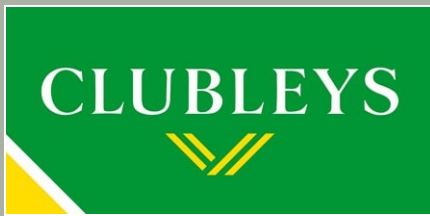


Offered to the market with the convenience of no forward chain we are delighted to offer this spacious three bedroom semi detached cottage full of character and charm with many original features, located towards the outskirts of the village of Full Sutton.

The accommodation briefly comprises:- sitting room, dining room, fitted kitchen, rear entrance/utility, downstairs cloakroom, three bedrooms and a bathroom. Outside there is a gravelled driveway providing off road parking leading to the garage and gardens to the front and rear.

The property has UPVC double glazing and oil fired central heating.





Full Sutton is a village located two miles East of Stamford Bridge which offers a good range of facilities and amenities including infant and junior schools, doctors, shops, public houses, library, sports club and Post Office. A greater variety is available in the City of York approximately 7 miles away which can be easily reached by the regular local bus service.

#### DIRECTIONS

On entering the village of Full Sutton from the A166 turn left at the junction onto Moor Lane where Holly Tree Cottage is the last property as you leave the village and can be located on your right hand side after the Village Green.

#### THE ACCOMMODATION COMPRISES

##### DINING ROOM

3.79 x 3.60 (12'5" x 11'10")

Wooden front entrance door and UPVC double glazed window to front elevation.

Wooden laminate flooring, double radiator, feature beam ceiling.

##### SITTING ROOM

5.80 x 3.76 (19'0" x 12'4")

UPVC double glazed window to front and rear.

Log burner in brick surround and tiled hearth, feature beam ceiling.

##### FITTED KITCHEN

3.76 x 2.16 (12'4" x 7'1")

UPVC double glazed window to rear elevation.

Fitted with a range of wall and base units, work surfaces, stainless steel sink unit, electric cooker with electric hob and extractor fan over, double radiator, feature beam ceiling.

##### REAR ENTRANCE/UTILITY

Wooden door leading to garage and wooden door leading to garden.

Tiled flooring, double radiator, plumbed for automatic washing machine.

##### CLOAKROOM

UPVC frosted double glazed window to side elevation.

Tiled flooring, tiled walls, low flush WC with integrated wash basin, shower cubicle with over shower head.

##### GARAGE

4.50 x 2.51 (14'9" x 8'3")

Timber double doors, oil fired central heating boiler, power and lighting.

##### LANDING

UPVC double glazed window to rear elevation.

Fitted cupboard, recessed spotlights, feature beam ceiling.

##### BEDROOM 1

3.78 x 3.61 (12'5" x 11'10")

UPVC double glazed window to front elevation.

Fitted cupboard, feature fireplace with tiled hearth, access to loft, feature beam ceiling.

##### BEDROOM 2

3.78 x 3.64 (12'5" x 11'11")

UPVC double glazed window to front and side elevations.

Feature fireplace with tiled hearth, access to loft, feature beam ceiling.

##### BEDROOM 3

2.86 x 2.13 (9'5" x 7'0")

UPVC double glazed window to rear elevation.

Double radiator, access to loft, feature beam ceiling.

##### BATHROOM

UPVC frosted double glazed window to rear elevation.

White suite comprising panelled bath with Mira shower over, wash hand basin and low flush WC, double radiator, part tiled walls, recessed spotlights.

##### OUTSIDE

##### GARAGE

Double wooden doors, power and light.

##### GARDENS

To the front of the property is a gravelled driveway providing ample off road parking leading to the garage with a lawned garden.

To the rear there is a paved patio area which then leads out onto a lawn garden with hedge boundaries. Located on the patio is a water well with brick wall surround and metal mesh covering.

##### ADDITIONAL INFORMATION:-

Please note the marketing photos are not current but give a good indication to the property.

##### SERVICES

Oil Heating, Mains Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

##### APPLIANCES

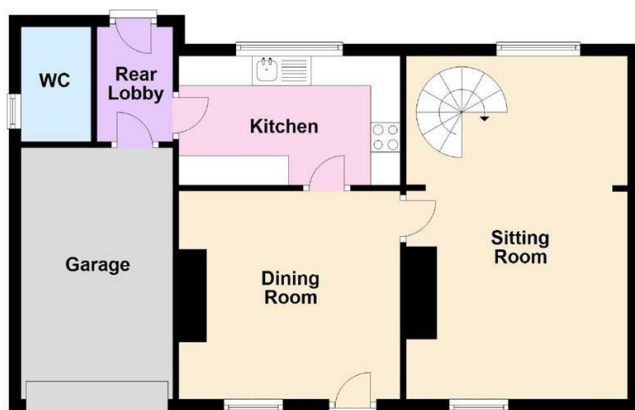
None of the appliances have been tested by the agent.

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### Ground Floor



### First Floor



Total area: approx. 104.0 sq. metres (1119.1 sq. feet)

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

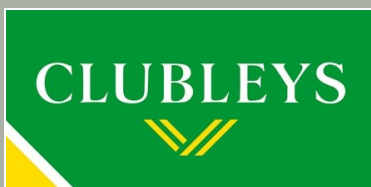
#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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| Energy Efficiency Rating                    |  | Current | Potential               |
|---|--|---------|-------------------------|
| Very energy efficient - lower running costs |  |         |                         |
| (92 plus) A                                 |  |         | 81                      |
| (81-91) B                                   |  |         |                         |
| (69-80) C                                   |  |         |                         |
| (55-68) D                                   |  |         |                         |
| (39-54) E                                   |  | 53      |                         |
| (21-38) F                                   |  |         |                         |
| (1-20) G                                    |  |         |                         |
| Not energy efficient - higher running costs |  |         |                         |
| England & Wales                             |  |         | EU Directive 2002/91/EC |

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.