



19, Hart Hill Crescent,
Full Sutton, YO41 1LX
£195,000



ABOUT THE PROPERTY

Now available with no onward chain, this well-proportioned three-bedroom home is ideally located for easy access to York and the surrounding areas.

While the property would benefit from some updating, it presents a fantastic opportunity for buyers to personalise and create their ideal family home. The accommodation comprises an entrance hallway, a ground floor WC, a generous living room, and a spacious dining kitchen. Upstairs, there are three good-sized bedrooms and a family bathroom.

Outside, the property boasts a carport and off-street parking, while the rear garden features a combination of paving and gravel for low-maintenance outdoor space.

This is a fantastic opportunity to secure a property with great potential and a viewing is highly recommended.







Tenure: Freehold
East Riding of Yorkshire Council
Band: B

THE ACCOMODATION COMPRISES OF;-

ENTRANCE HALL

Entered via front entrance door, stairs to first floor accommodation with under stairs cupboard, UPVC window to front elevation and radiator.

WC

Having low flush WC, pedestal hand wash basin, and UPVC window to front elevation.

KITCHEN

4.67 x 3.40 (15'3" x 11'1")

Wall and base units, working surfaces, oven with extractor fan over, sink unit, oil boiler and UPVC windows and door to rear elevation.

SITTING ROOM

5.47 x 3.53 max (17'11" x 11'6" max)

Laminate flooring, radiator, door to rear elevation and UPVC window to the front elevation.

LANDING

Access to loft, airing cupboard and UPVC window to front elevation.

BATHROOM

2.27 x 1.93 max (7'5" x 6'3" max)

Bath with overhead shower, low flush WC, pedestal hand basin, radiator and UPVC window to front elevation.

BEDROOM ONE

4.08 x 2.89 (13'4" x 9'5")

Fitted cupboard, radiator and UPVC window to rear elevation.

BEDROOM TWO

3.43 x 3.07 (11'3" x 10'0")

Fitted cupboard, radiator and UPVC window to rear elevation.

BEDROOM THREE

2.98 x 2.50 (9'9" x 8'2")

Radiator and UPVC window to front elevation.

OUTSIDE

Outside, the property boasts a carport and off-street parking, while the rear garden features a combination of paving and gravel for low-maintenance outdoor space.

ADDITIONAL INFORMATION

SERVICES

Solid fuel heating system, mains Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the electrical or gas appliances have been tested by the Agent.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Tax Band B.

BROADBAND

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

MOBILE

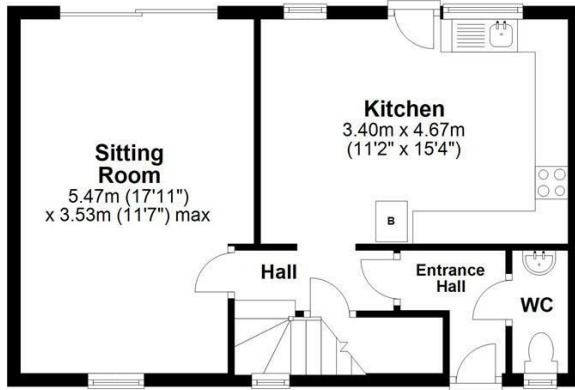
For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

REFERRAL FEES

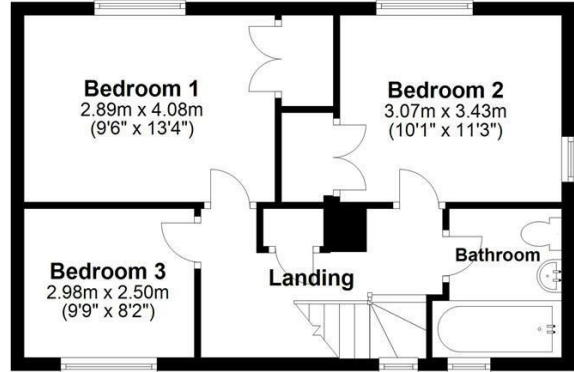
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.



Ground Floor



First Floor



Total area: approx. 93.2 sq. metres (1002.8 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

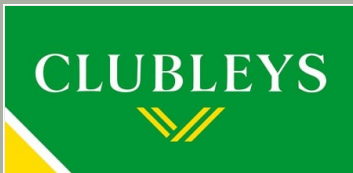
FREE VALUATIONS FOR SALE

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

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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.