



York Road
Sutton-On-The-Forest, York
YO61 1DZ

£1,250,000



A six bedroom detached house set back from the road behind its own electric gates and offering ample garden space.

Offering approximately over 5368 Sq. Ft in living space this modern detached home offers a sizeable living space in a private gated garden of approximately an 0.8 acre plot. The detached modern house is heated by a ground source heat pump offering an eco friendly and energy efficient heating solution.

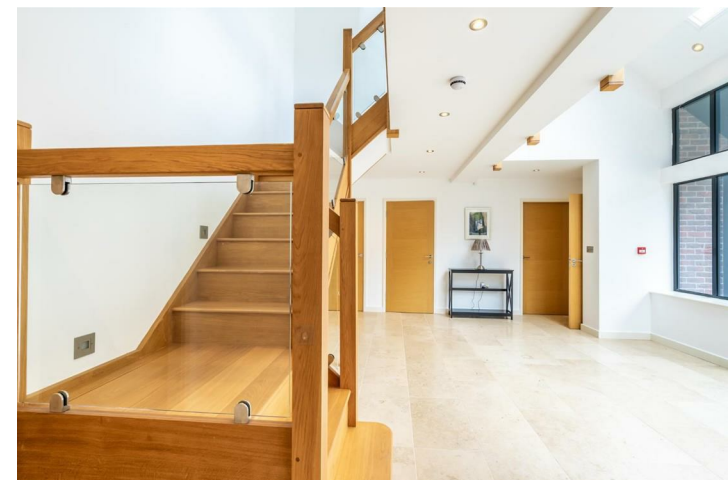
Located on York Road a short walk from the village of Sutton On The Forest, a conservation village north of York city centre (about nine miles) from the railway station, this highly regarded village has a well regarded primary school (Ofsted Good 2018), preschool and toddlers playgroup, church, playing fields and children's play area as well as an hourly bus service to York, there is also a pub, church and a popular local restaurant.

Comprising in brief of a modern kitchen, three living spaces, three studies, two utility rooms, a pantry, a weight gym, a cardio room, games room, six double bedrooms, four bathrooms, three cloakroom W.C's and a triple car garage.

Externally, gardens to all sides a private driveway with ample parking for multiple cars and an integral triple garage.

An Additional Land Available Under Separate Negotiation

Council Tax Band F



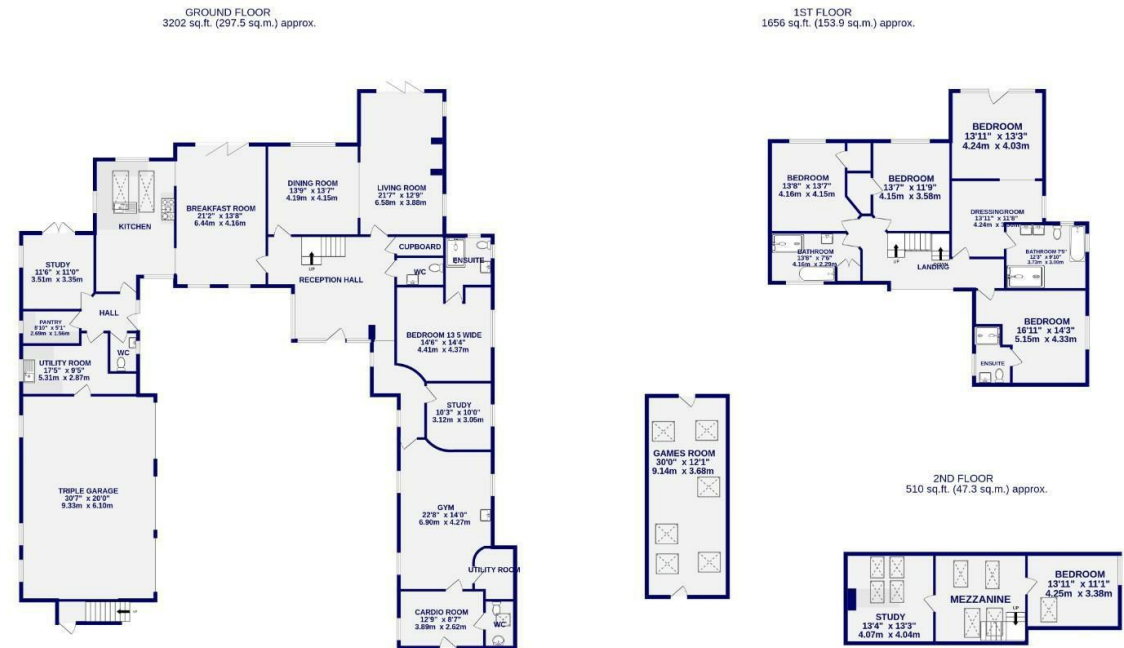


York Road Sutton-On-The-Forest, YO61 1DZ

Freehold
Council Tax Band - F

- Detached House
- Gated Plot With Driveway
- Six Bedrooms
- Additional Land Available Under Separate Negotiation
- Three Living Spaces
- Gym and Cardio Room
- Games Room
- Ample Parking for Multiple Cars
- EPC B

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TOTAL FLOOR AREA : 5368 sq.ft. (498.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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