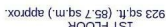


property on behalf of the vendor.

- ## Council Tax Band - G

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Whilst every attempt is made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, if included in the plan the garage/rooms will form part of the overall floor area 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.



Pecketts Close, Sheriff Hutton, York, YO60 6AA



Pecketts Close

Sheriff Hutton, York

YO60 6AA

Offers Over £1,000,000

 5  3

A rare opportunity to acquire a luxury detached home with panoramic views of rolling fields and the Howardian Hills.

Situated in the prestigious Pecketts Close, this property enjoys a prime location in the farthest corner of the development, renowned for its high-quality homes and welcoming community. Sheriff Hutton offers an exceptional balance of rural tranquillity and convenient access to York and the Howardian Hills. The village provides a range of amenities and excellent schooling, making it highly desirable.

A grand entrance hallway with a striking dual-floor glass-panelled doorway leads into the heart of the home: an impressive open-plan kitchen, dining, and lounge. This bright, dual-aspect space is designed for entertaining, blending functionality and style. The handcrafted solid oak kitchen features painted cabinetry, brass handles, a central island, and modern appliances, complemented by elegant storage solutions. Light grey tiled flooring flows into the rear lounge, where bi-fold doors frame the stunning countryside views, creating a serene yet inviting retreat.

The second reception room offers a cosy sitting area with a wood-burning stove and additional bi-fold doors, perfect for relaxation or reading. Completing the ground floor are a utility/laundry room, two offices (or potential bedrooms), a spacious cloakroom W.C, and internal access to the double garage.

On the first floor, four generously sized bedrooms include two with en-suite bathrooms, as well as a family bathroom. The principal bedroom maximizes the home's unique location, providing uninterrupted views of the picturesque surroundings.

Externally, the property boasts a front garden and Coxwold stone driveway leading to the double garage, while a landscaped wraparound garden with lawn and patio areas offers a tranquil outdoor space to enjoy the scenic setting.

Council Tax Band - G

