



Main Street Sutton On Derwent, YO41 4BT

Freehold
Council Tax Band - A

- Three Bedroom Lodge
- Detached
- Freehold Purchase
- Unusually Large Plot
- Two Bathrooms
- Decking & Hot Tub
- Ideal Investment Or Second Home



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Main Street
Sutton On Derwent, York
YO41 4BT

£190,000

 3  2

We are delighted to offer for sale this beautifully presented three bedroom lodge, set within the exclusive Herrington Park development in the popular village of Sutton on Derwent. Offered freehold, with a share in the management company responsible for the upkeep of the private road, this home offers both flexibility and excellent investment potential.

The accommodation is both spacious and versatile, centred around a large dual aspect open plan dining kitchen and living space. This superb room opens out onto a generous wraparound deck, perfect for entertaining, and complete with a hot tub which is included within the sale.

There are three bedrooms in total, with the principal bedroom benefitting from an en suite bathroom. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the lodge enjoys a private position within the development and benefits from ample parking and a wrap round extensive plot offering gardens to all sides.

Currently operating as a successful holiday let generating a strong year-round income, the lodge is offered for sale with vacant possession, making it equally appealing as a lifestyle purchase, a second home or an investment opportunity.

The property is one of only a handful within this secure gated cul-de-sac, providing peace, privacy and a real sense of community. Whilst the lodge can be used or let 365 days a year, it cannot be used as a permanent sole residence.

All owners are members of the management company. The charges are £300 per year to maintain the road and gates.

Council Tax Band- A

