

LANCASTER
SAMMS

30 Sand Hutton, York

York

£575,000



A beautifully presented and extended cottage situated in the ever-popular Sand Hutton, with excellent links to York, Malton and Scarborough. The property presents as a spacious and practical home with particular appeal for those looking for a peaceful yet accessible village location. Sit on a generous plot with gardens fortunate to enjoy much of the days sun and with the further advantage of a self contained studio/annex.

Internally, the property opens to an entrance hall with all rooms leading off. To the front elevation is a lovely bright lounge with bay window and fire. To the rear is an inviting family room with log burning stove and French doors onto the patio. The centrepiece of the house is the impressive dining kitchen with bespoke hand built units and contrasting central island, with oak work surfaces and space for appliances including a range cooker. In addition is a useful pantry and further utility room with provision for washer/dryer.

Upstairs, the master bedroom offers a spacious suite with built-in wardrobes and an en suite bathroom with stand alone bath and separate shower cubicle. There are two further double bedrooms and a house shower room/WC.

Outside are attractive enclosed gardens to three sides, laid largely to lawn with fence and mature hedge boundaries and off street parking. The charming studio with shower room provides versatile guest accommodation or work space and has been successfully run as an Airbnb. Also to the rear is a detached garage with vehicular access. For those who are mindful of energy efficiency the property benefits from a solar panel system.

In summary, this pretty and substantial village home offers excellent accommodation with ample gardens and is situated in one of York's most popular surrounding villages.

Sand Hutton lies seven miles north east of York, conveniently located off the A64 with easy access to York, Leeds and the AIM. This picturesque and un-spoilt village boasts a thriving community and highly regarded primary school, children's playgroup, St Mary's Parish Church, a village hall and green. All the facilities of the City of York are close at hand, including the retail outlets on the northern ring road at Vanguard and Monks Cross. The popular Park and Ride service also runs from Monks Cross offering easy access to the City centre.

Leaving York city centre via Malton Road, proceed towards the York Outer Ring Road. From the York Outer Ring Road follow the A64 heading north-east towards Scarborough and take the right hand turning signposted Sand Hutton. On entering the village continue, bearing left. Take a right onto Stamford Bridge Road where the property is situated on the right hand side.

Council Tax band: C

Tenure: Freehold

















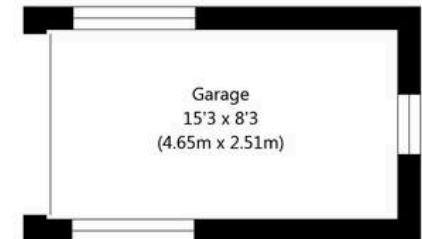
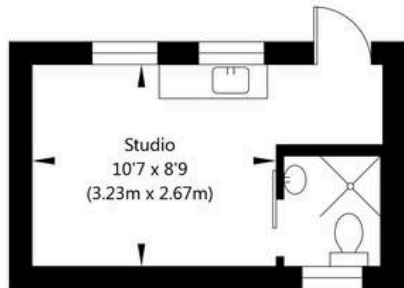
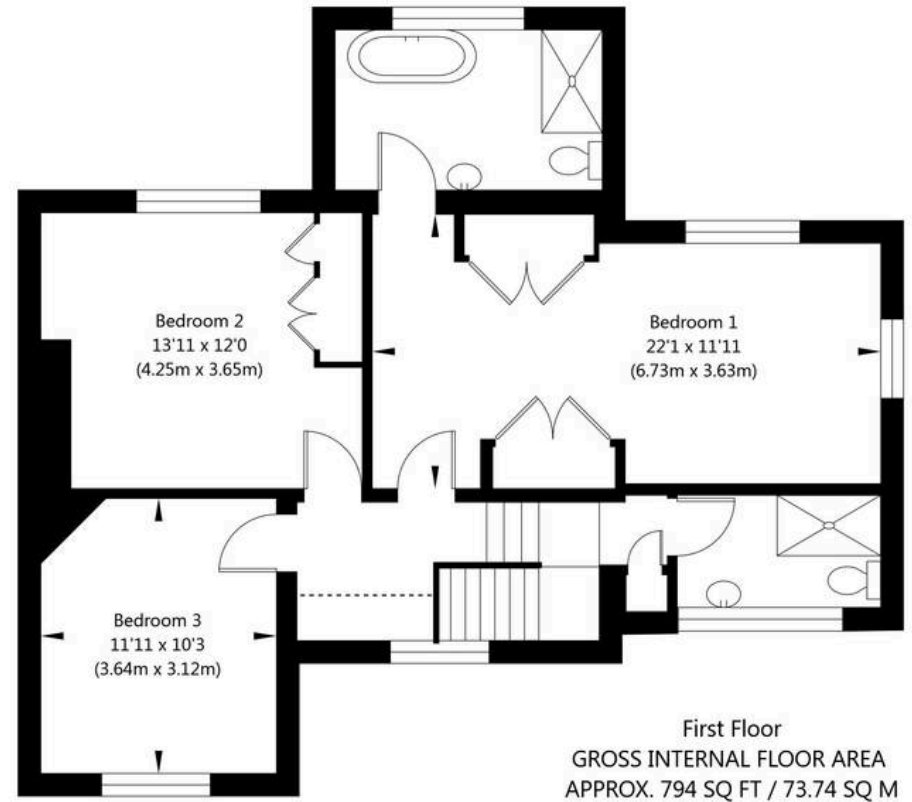
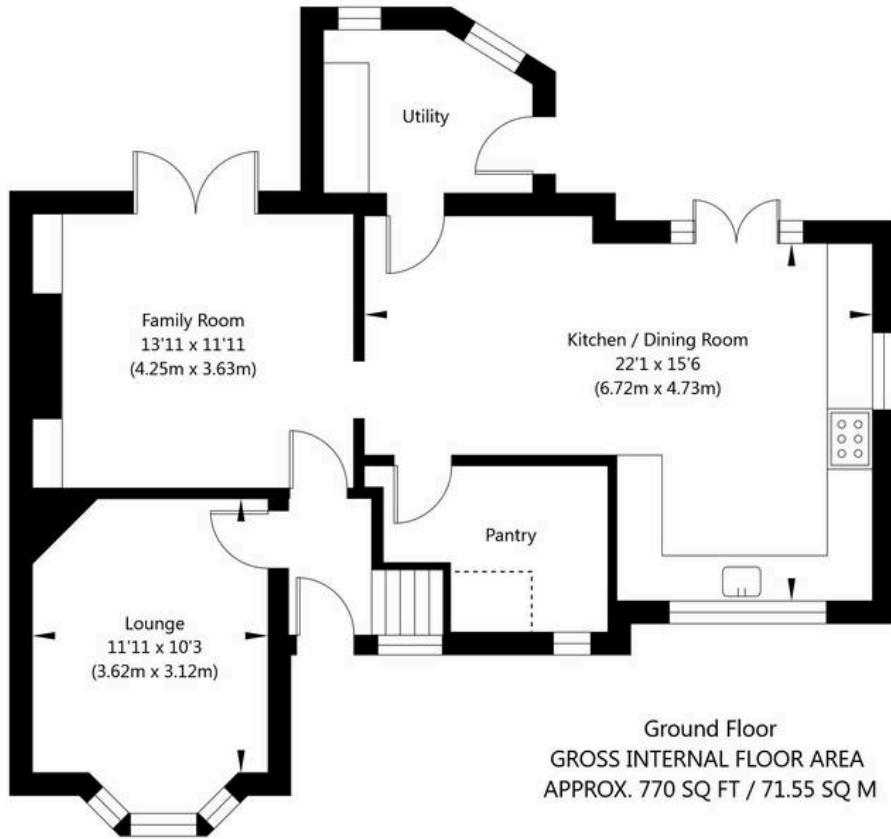












NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1697 SQ FT / 157.63 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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