



HUNTERS[®]
HERE TO GET *you* THERE



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Laurels Garth, Sheriff Hutton, York

Guide Price £500,000



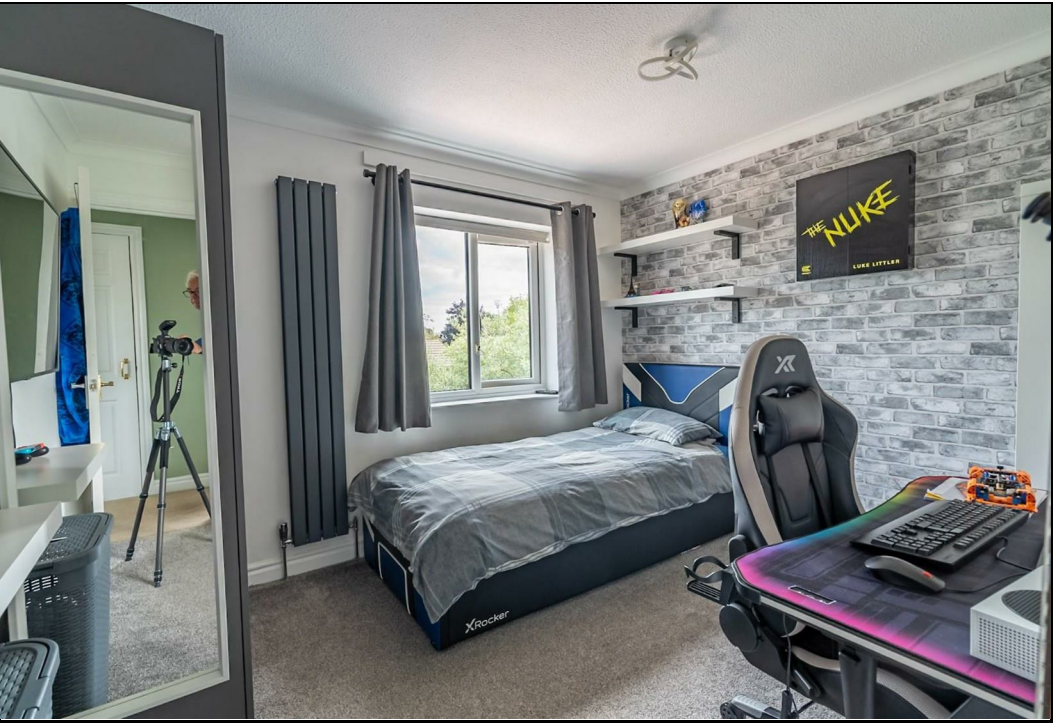
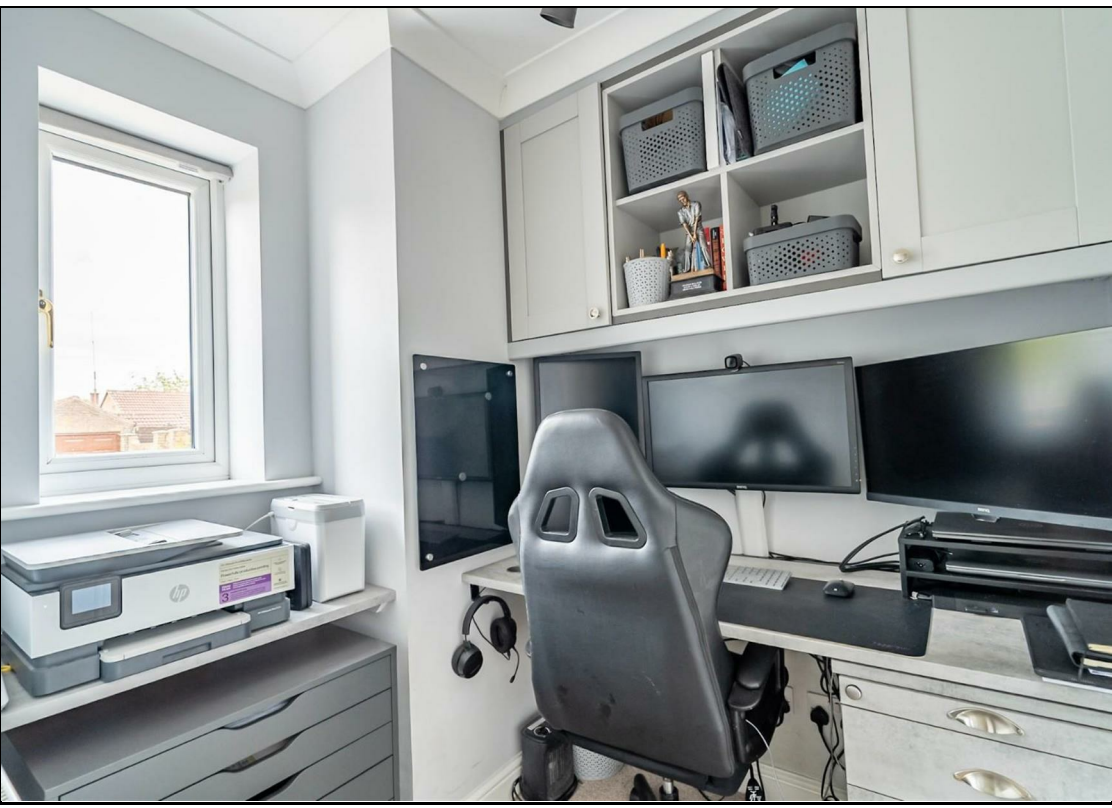
Situated in the popular village of Sheriff Hutton this five bedroom detached family home offers space and versatility. Benefiting from oil fired central heating and extensive double glazing it comprises: hallway, wc, lounge, dining kitchen, study, inner hallway and bedroom. To the first floor are the main bedroom with en-suite shower room, three further bedrooms and a family bathroom. There is an enclosed garden to the rear and a single garage (for storage) and off street parking for three vehicles. Council Tax Band E and EPC rating to follow. Apply Easingwold Office on 01347 823535.



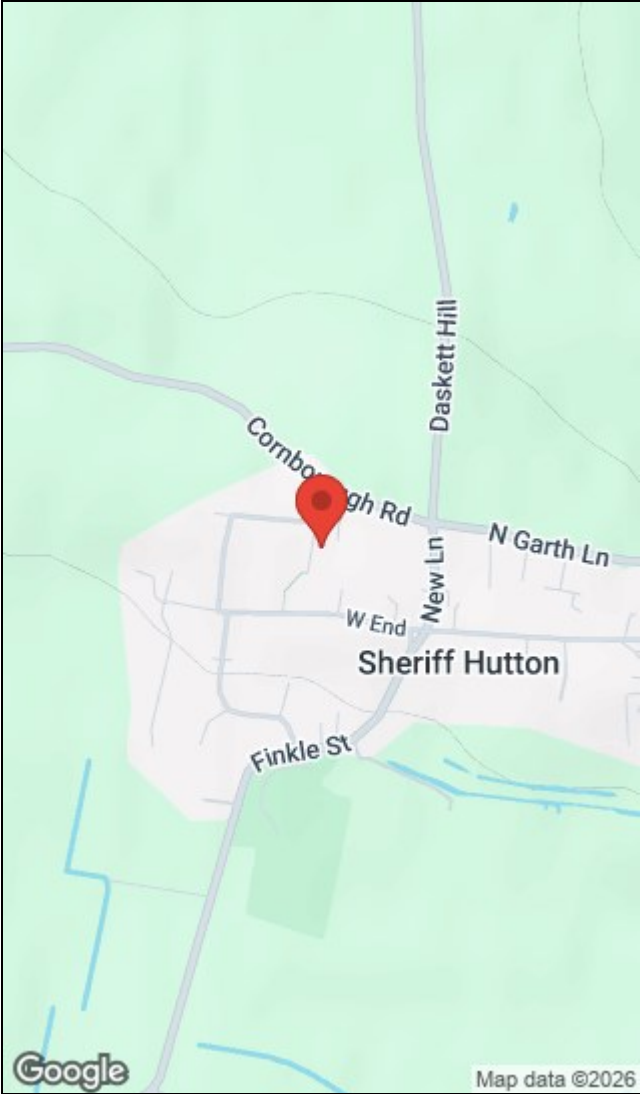
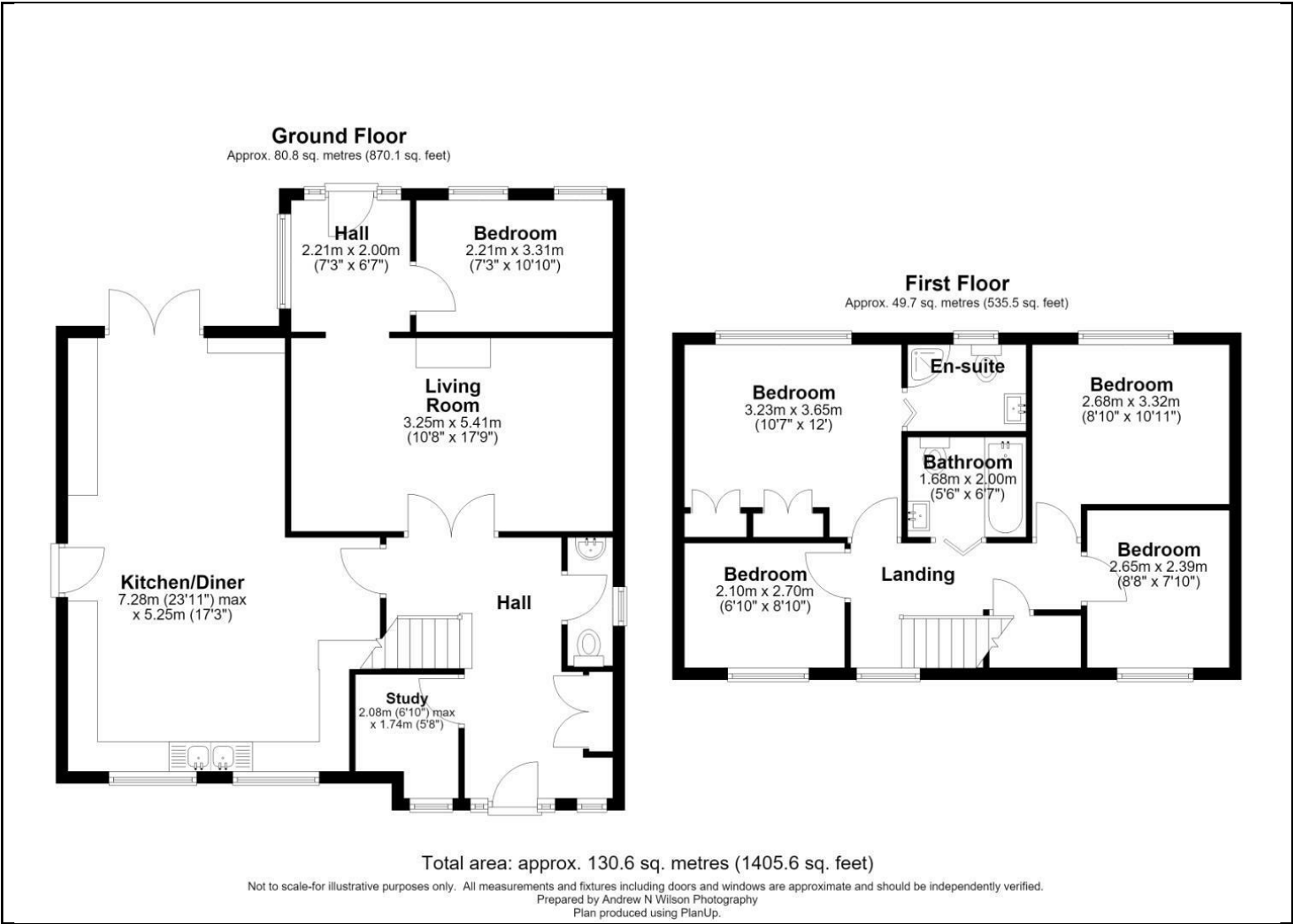
KEY FEATURES

- DETACHED FAMILY HOME
 - FIVE BEDROOMS
- POPULAR VILLAGE LOCATION
 - SPACE & VERSATILITY
 - OFF STREET PARKING
 - EPC RATING TO FOLLOW
 - COUNCIL TAX BAND E









Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Market Place, Easingwold, York, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com



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