



20 Old Mill View, Sheriff Hutton
York, North Yorkshire YO60 6SW

Guide Price £249,950


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PERSONAL AGENTS

Are you in search of a superbly presented, semi-detached property, with a stylish twist and rear rural countryside views? Then look no further than this excellent modern family home!

Welcome to Old Mill View!

Bishops Personal Agents offer for sale a fabulous two-bedroom house, set over two floors in a quiet cul-de-sac in one of York's most popular village locations, just to the north of York, passing through Strensall and located on the outskirts of the highly sought-after village of Sheriff Hutton. Offering convenient access to the outer ring road and York City Centre. This property has been maintained by the current owners, with a contemporary feel throughout and will appeal to a variety of purchasers, including first-time buyers, professional couples, families and those looking to retire. In brief comprises; Front entrance porch, opening into the spacious living room, with a fireplace featuring wood burning stove as a focal point. Passing the stairwell into the heart of the house, we find a modern white fitted kitchen with some integral appliances. Then onwards into the conservatory, this versatile room, with ample space for a table and chairs and sliding doors leading out into the garden with fabulous rural views, completing the ground floor. From the first-floor landing, we find two well-proportioned bedrooms, plus a modern family bathroom. Externally to the front, a garden area and ample off-street parking on a driveway, leading to the side of house. To the rear, passing through gates, is a good-sized fenced garden laid to lawn with a paved patio area, ideal for year-round outdoor entertaining, enhanced by countryside views and a garden shed. In summary, this lovely home provides an exceptional opportunity to secure a property in the very popular village of Sheriff Hutton. The village amenities include a Post Office, traditional local pubs, a Primary School, and a Methodist Chapel. The landscape is dominated by the majestic ruins of the 14th-century Neville Castle. Additional amenities are conveniently located a short drive away at Clifton Moor, Vangarde, and Monks Cross retail parks. Excellent local bus services and road connections provide easy access to nearby Strensall, York and beyond, including Malton and the East coast. Please do arrange to view this property as soon as possible, to ensure you do not miss the chance to make it your own.

Sheriff Hutton is a peaceful rural village with a strong community spirit. The village benefits from a village shop and post office, a popular and traditional pubs and deli/coffee shop specialising in local produce. There are also numerous sporting and community activities including tennis, cricket, badminton, yoga and Pilates as well as a gardening club and a pre-school playgroup and toddler group to name but a few. Sheriff Hutton is in a fantastic location with great access to the city, the coast and the beautiful Yorkshire countryside. The historic city of York is just a few miles away and the North York Moors with the coastal towns of Bridlington and Filey within easy reach. The market town of Malton, with its fantastic local food markets is only 8.5 miles away whilst Castle Howard is less than 6 miles away. There are also many lovely countryside walks around the village and surrounding area. This charming North Yorkshire village is steeped in history, the 14th Century castle built by John Neville later became home to the infamous Richard III. The castle eventually fell into ruin and the spectacular ruins dominate the vista from each of the plots at Castle View Court.



Entrance Porch

Front entrance to a handy porch. Door leading to...

Living Room

19' 5" x 11' 6" (5.91m x 3.50m)

Double glazed windows to front aspect, feature fireplace with a tiled hearth and wood burning stove*, ceiling coving, tv, telephone points*, under stairs storage and radiators*. Staircase to first floor accommodation. Opening to...

Kitchen

11' 7" x 7' 9" (3.53m x 2.36m)

The kitchen is fitted with a range of white base and wall mounted units with matching work preparation surfaces over, sink and drainer with mixer taps, electric oven and grill *, induction hob* with extractor fan*, plumbing for washing machine*, double glazed windows to rear aspect and radiator*. Door leading to....

Conservatory

10' 6" x 8' 10" (3.20m x 2.69m)

Conservatory with sliding doors leading to the garden, upvc side door and windows, sky light and radiator*.



First Floor Landing

Loft access. Doors leading to...

Bedroom 1

11' 7" x 11' 2" (3.53m x 3.40m)

Double glazed windows to rear aspect, alcove cupboard and radiator*.

Bedroom 2

11' 7" x 9' 2" (3.53m x 2.79m)

Double glazed windows to front aspect and radiator*.

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Modern white suite comprising; Panelled bath with mains shower over*, glass shower screen, pedestal wash hand basin, set in a vanity unit with mixer taps, low level wc, down lighting, double glazed window to side aspect and heated rail*.



Outside

Externally to the front, a garden area and ample off-street parking on a driveway, leading to the side of house. To the rear, passing through gates, is a good-sized fenced garden, laid to lawn with a paved patio area, ideal for year-round outdoor entertaining, enhanced by countryside views and a garden shed.

Agents Note

Epc rating F, Council tax band B.

Broadband supplier: Voneus.

Broadband speed: Fibre standard speed.

Water supplier: Yorkshire Water.

Gas supplier: No gas, LPG Propane boiler system.

Electricity supplier: Eon.







Energy performance certificate (EPC)

20, Old Mill View
Sheriff Hutton
YORK
YO60 6SW

Energy rating

F

Valid until:

7 March 2028

Certificate number:

0336-2853-7871-9208-7825

Property type

Semi-detached house

Total floor area

68 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Bishops Personal Agents

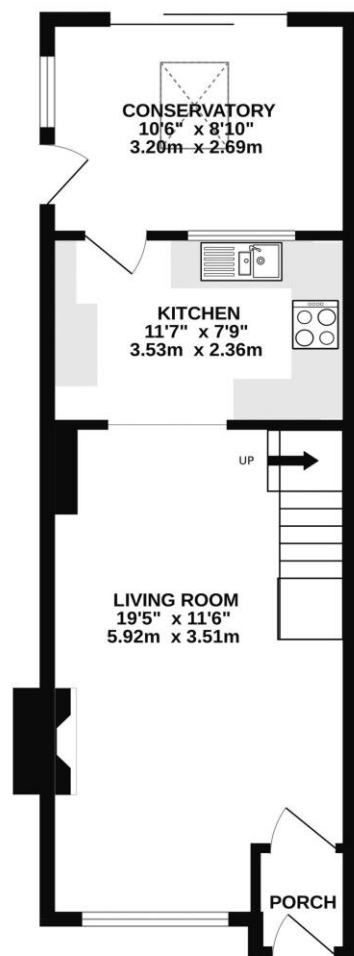
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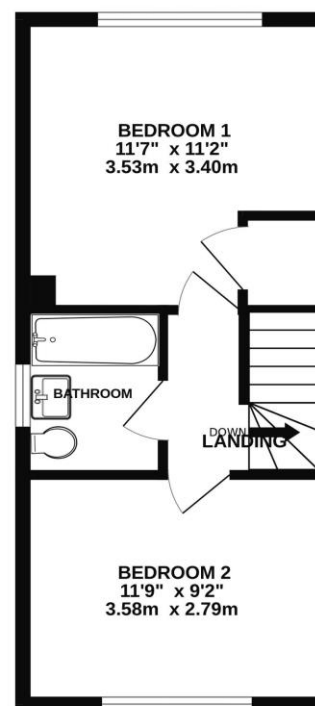
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GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.6 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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.