



Post Office Cottage, Hatkill Lane, Full Sutton
York, East Riding Of Yorkshire YO41 1HW

Guide Price £179,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents present to the market this charming, two-bedroom cottage with a garage. Situated in the highly sought after charming village of Full Sutton, a rural village located two miles East of Stamford Bridge approximately seven miles east of York.

Welcome to Post Office Cottage!

Overlooking the Green, this charming two-bedroom cottage is located in the highly sought after village of Full Sutton. If you're looking to put your own stamp and style on a property, then this cottage is just for you, picking your own bespoke kitchen and decorate to your own taste, creating a fabulous home. There is also lots of potential to extend to the rear. Appealing to a multitude of purchasers, including first time buyers, young professional couples, those looking to retire and buy to let investors, this property will be very popular. The accommodation briefly comprises; Front entrance door opening into the spacious living room, the focal point being the feature brick fireplace and exposed beams. Then opening into kitchen fitted with a range of modern units, ample space for a table and chairs, plus an open staircase leading up to the first floor. A door leading us outside to the garden. To the first floor are two bedrooms and bathroom with a three-piece suite completing this property. Outside to the front is ample off-street parking. From a shared gated access to the side, a driveway leads down to a detached garage, perfect as a workshop or for a car/cycle enthusiast. To the rear, the house enjoys an enclosed fenced and hedged garden, with a paved patio, just right for outside entertaining. The garden is ideal for those green fingered buyers, who like pottering outside. In summary, this property, provides an exceptional opportunity to secure a home, where you can add your own personality in a very popular village location. Sold with no onward chain! An early internal viewing is a must!

Full Sutton is a rural village located two miles East of Stamford Bridge, a popular village and civil parish on the River Derwent in the East Riding of Yorkshire approximately 7 miles east of York and 22 miles west of Driffield. Offering a good range of facilities and amenities including infant and junior schools, doctors, shops, public houses, library, sports club and Post Office. A greater variety is available in the City of York which can be easily reached by the regular local bus service. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Living Room

12' 8" x 11' 11" (3.86m x 3.63m)

Double glazed windows to front aspect, feature stone fireplace, inset electric fire*, exposed beams, tv and telephone points* and wall heater*. Door leading to...

Kitchen/Breakfast Room

12' 8" x 9' 11" (3.86m x 3.02m)

Fitted kitchen with a modern range of base and wall mounted units with matching work preparation surfaces over, Inset sink with mixer taps, integral appliances include electric oven*, electric hob*, extractor fan*, plumbing for a washing machine*, double glazed windows to rear and side aspects and wall heater*. Stairs up to the first floor. Door leading to the rear garden.

First Floor Landing

Doors leading to...

Bedroom 1

9' 11" x 9' 8" (3.02m x 2.94m)

Double glazed windows to rear aspect, airing cupboard and wall heater*.

Bedroom 2

11' 11" x 7' 7" (3.63m x 2.31m)

Double glazed windows to front aspect and wall heater*.

Bathroom

8' 7" x 4' 11" (2.61m x 1.50m)

Coloured suite comprising: Bath with electric shower*, pedestal wash hand basin, low level wc, double glazed window to side aspect and heated rail*.

Outside

Outside to the front is ample off-street parking. From a shared gated access to the side, a driveway leads down to a detached garage, perfect as a workshop or for a car/cycle enthusiast. To the rear, the house enjoys an enclosed fenced and hedged garden, with a paved patio, just right for outside entertaining. The garden is ideal for those green fingered buyers, who like pottering outside.

Garage

18' 4" x 8' 5" (5.58m x 2.56m)

Garage with an up and over door, power and lighting*.

Agents Note

EPC Rating E. Council tax band B.

Broadband supplier: Empty House, Not connected.
Broadband speed: Empty House, Not connected.
Water supplier: Yorkshire Water.
Gas supplier: No Gas.
Electricity supplier: Octopus Energy.







Energy performance certificate (EPC)

Post Office Cottage
Full Sutton
YORK
YO41 1HW

Energy rating

E

Valid until:

26 November 2029

Certificate number:

2838-1979-6239-6791-4964

Property type

Semi-detached house

Total floor area

52 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

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>).

Bishops Personal Agents

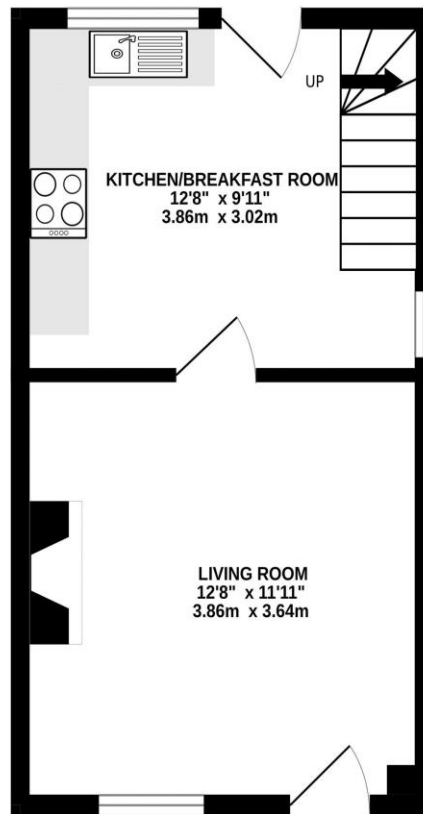
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13 Grayshon Drive York North Yorkshire YO26 5RG

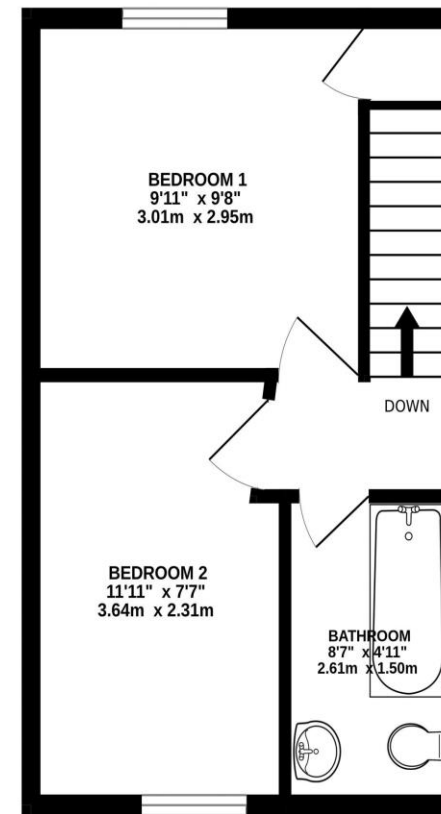
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GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 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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