



HUNTERS[®]
HERE TO GET *you* THERE

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Situated in the sought after village of Sheriff Hutton this two bedroom semi detached bungalow has recently been fully renovated and finished to a high standard with brand new fixtures and fittings throughout. Offered with NO ONWARD CHAIN and also the possibility of part exchange it briefly comprises: entrance lobby/utility, kitchen, lounge diner, a further reception room which could be utilised for a number of things, two bedrooms and a shower room. There are gardens to three sides and ample room for off street parking with two areas to accommodate large/multiple vehicles. EPC rating E and Council Tax Band C. A viewing is highly recommended to appreciate this lovely property. Apply Easingwold Office on 01347 823535.

SHERIFF HUTTON

To the east of the village stands the 900-year-old Parish Church of St Helen and the Holy Cross. In the village center, you'll find the bustling Post Office and two welcoming pubs. To the west are the Primary School and Methodist Chapel, while to the south lies the Village Hall. Dominating the landscape are the impressive ruins of Neville Castle, built in the 14th century.

LOBBY/UTILITY

Accessed via part glazed composite door to the side, fitted with a range of base and wall mounted units with matching quartz worktops, plumbing for washing machine, floor mounted oil fired central heating boiler, windows to side aspect x 2, ceiling spotlights, porcelain tiled floor

KITCHEN

Fitted with a range of base and wall mounted units with matching quartz worktops, inset sink unit, integrated appliances to include electric oven, induction hob, extractor, fridge freezer and wine fridge, vertical radiator, porcelain tiled floor, window to side aspect

LOUNGE

Fireplace with wooden mantle and inset cast iron Morso 'Squirrel' wood burning stove, fully glazed french doors to front aspect, radiator

RECEPTION ROOM

Radiator, velux window

INNER HALLWAY

BEDROOM ONE

Windows to side and rear aspects, radiator

BEDROOM TWO

Window to rear aspect, radiator

SHOWER ROOM

Walk in shower cubicle with mains rain shower, vanity unit with inset wash basin, low flush wc, tiled floor, vertical radiator

OUTSIDE

There is a newly turfed lawn and low maintenance flower beds, paved patio area with additional paved bbq area

PARKING

There is ample room for off street parking with two areas that can accommodate large/multiple vehicles. One of the areas could also be used to erect something for outdoor storage.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

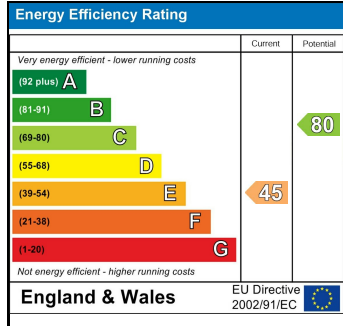
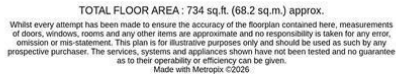












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