

RM
English



Sandhill Lane, Sutton on Derwent, York, YO41 4BX

- No Onward Chain • A highly desirable family home with circa 2400 sqft • Kitchen with fitted appliances & a separate utility room • Living room, formal dining room & garden room • Five double bedrooms, one with an en-suite • Family bathroom • Good sized rear garden with a patio, bbq area & greenhouse • Open fields beyond the gardens • Drive that leads to a garage with an electric door • EPC = C

Guide Price £650,000

If you are looking for a change of lifestyle, like the idea of living in a village with a strong community spirit but also require quick access to the main road networks and York, then look no further as this deceptively spacious family home could be the one you have been waiting for. The village benefits from a well-supported tennis club and the highly regarded St Vincent's Arms pub. The property boasts circa 2400 sq ft of accommodation which has been lovingly maintained by the current vendor but the time has now come for someone new to come in and inject their own personal style and flair. Houses within this village are popular, so a viewing is highly recommended to fully appreciate everything it has to offer.

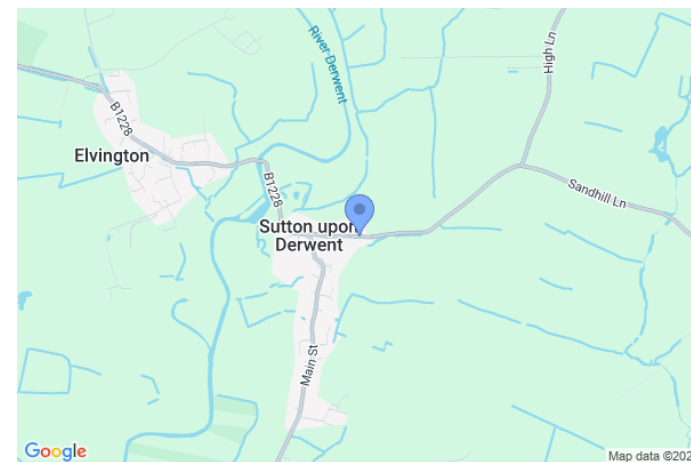
The porch is first which provides the perfect place for the storage of coats and shoes. Moving into the main hallway you will see stairs rising to the first floor, a corridor that runs to the rear of the property and various doors off. The living room is large with an equally impressive window to the front which allows natural light to flood in. At the centre of the room there is a newly fitted electric fire with a stone hearth and timber surround. Timber double doors open into the nicely proportioned formal dining room which can easily accommodate a good size table with chairs. The garden room is at the rear which is accessed via a sliding door, whilst a second door opens to the garden.

The kitchen comprises of an U shaped worktop that incorporates a ceramic sink with drainer, an undercounter fridge, wine fridge, dishwasher, single oven and a four ring gas hob. There is space to one side for a breakfast table with chairs. There is a separate utility room which has been fitted with a worktop, sink, storage units, space for further white goods and a door that opens to the side path. A cloakroom with a w/c and hand basin completes the ground floor.

If you desire a fully or part open plan property, then there is potential to remove the inner walls that separate the living room and kitchen from the dining room.

To the first floor there are five double bedrooms, one of which benefits from a good-sized en-suite comprising walk in shower, hand basin and w/c. A family bathroom comprising bath, corner shower, pedestal hand basin and low level w/c completes the internal accommodation.

The rear garden is a nice size with lawn at the centre and borders of mature trees and shrubs. There is a patio seating area immediately adjacent to the house, a brick built bbq area and a greenhouse. There are open fields beyond the gardens, a feature that will surely appeal to the most discerning of purchasers. There is a block paved drive to the front with lawn to either side and a garage with an electric door.





AN ATTRACTIVE FAMILY HOME WITH NO ONWARD CHAIN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Address: Sandhill Lane, Sutton on Derwent, York, YO41 4BX
Reference: 2268

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services All mains services



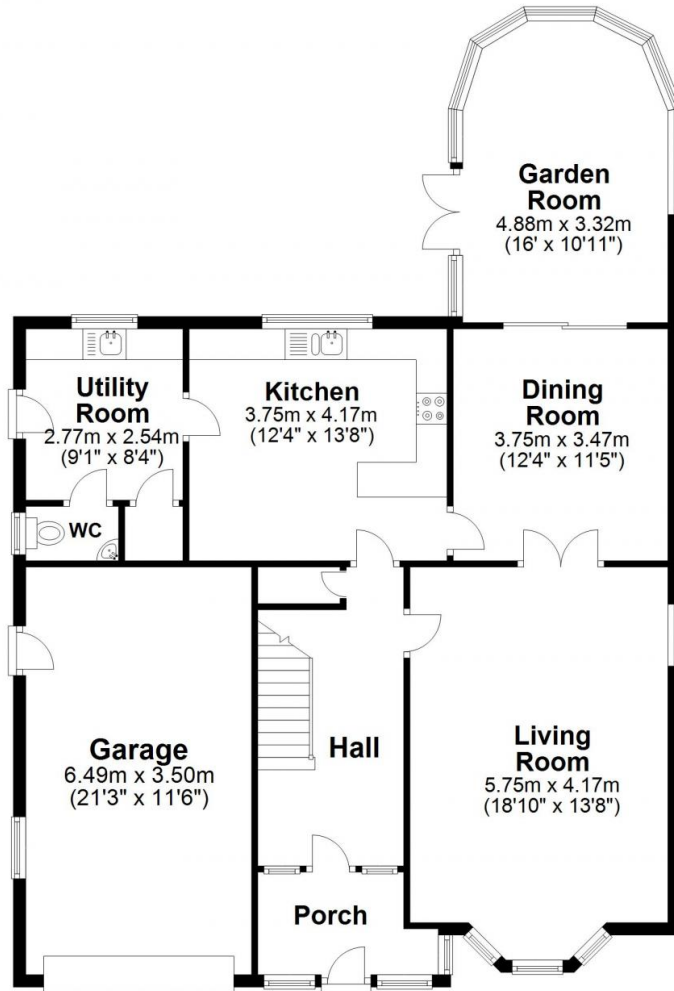
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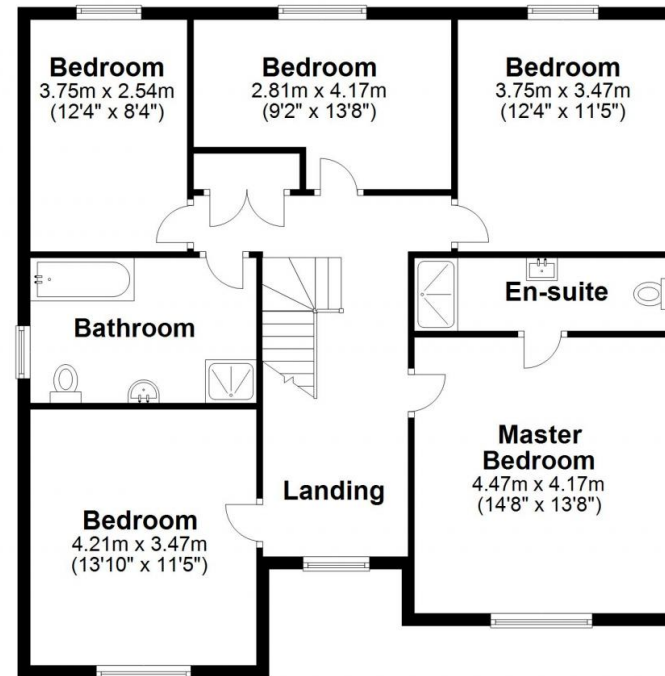
Offices in **York, Pocklington and Market Weighton**

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Ground Floor
Approx. 121.7 sq. metres (1310.4 sq. feet)



First Floor
Approx. 100.4 sq. metres (1080.6 sq. feet)



Total area: approx. 222.1 sq. metres (2391.0 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled.
Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.
Plan made with PlanUp
Plan produced using PlanUp.

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