

EMSLEY MAVOR  
ESTATE AGENTS

...your home is where our heart is



Church End

Sheriff Hutton, York, YO60 6SY

No Onward Chain £179,950



## Church End

Sheriff Hutton, York, YO60 6SY

STYLE - Charming Period Terrace

HIGHLIGHTS - Situated in the Heart of Sheriff Hutton, Perfect for First Time Buyers, Holiday Home and Investors

THREE WORDS - Make Your Own!

Charming Cottage in Heart of Sheriff Hutton

Welcome to East End Cottage, a delightful period property nestled in the picturesque village of Sheriff Hutton. This charming cottage offers a unique opportunity for first-time buyers, investors, or those seeking a quaint holiday home. With its inviting features and potential for personalisation, this cottage is a true gem waiting to be polished.

### CHARMING COTTAGE IN THE HEART OF SHERIFF HUTTON

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### **STEP INSIDE**

Upon entering, you'll find a cosy sitting room that exudes warmth and character. The feature log-burning stove is perfect for those chilly evenings, creating a snug atmosphere to unwind. A window offers enchanting views of Church End, and a useful storage cupboard adds practicality to this charming space.

Step up into the kitchen, where you'll find a functional layout with both base and wall-mounted cupboards. The kitchen is equipped with a dishwasher, oven, and washing machine, making it ready for your culinary adventures. A window overlooking the courtyard brings in natural light, enhancing the kitchen's appeal.

The ground floor also features a convenient shower room, accessible from both the kitchen and the courtyard, ensuring practicality and ease of use.

### **UPSTAIRS**

Venture upstairs to discover two inviting bedrooms, each with built-in cupboards, providing ample storage space. These rooms offer a peaceful retreat, perfect for restful nights.

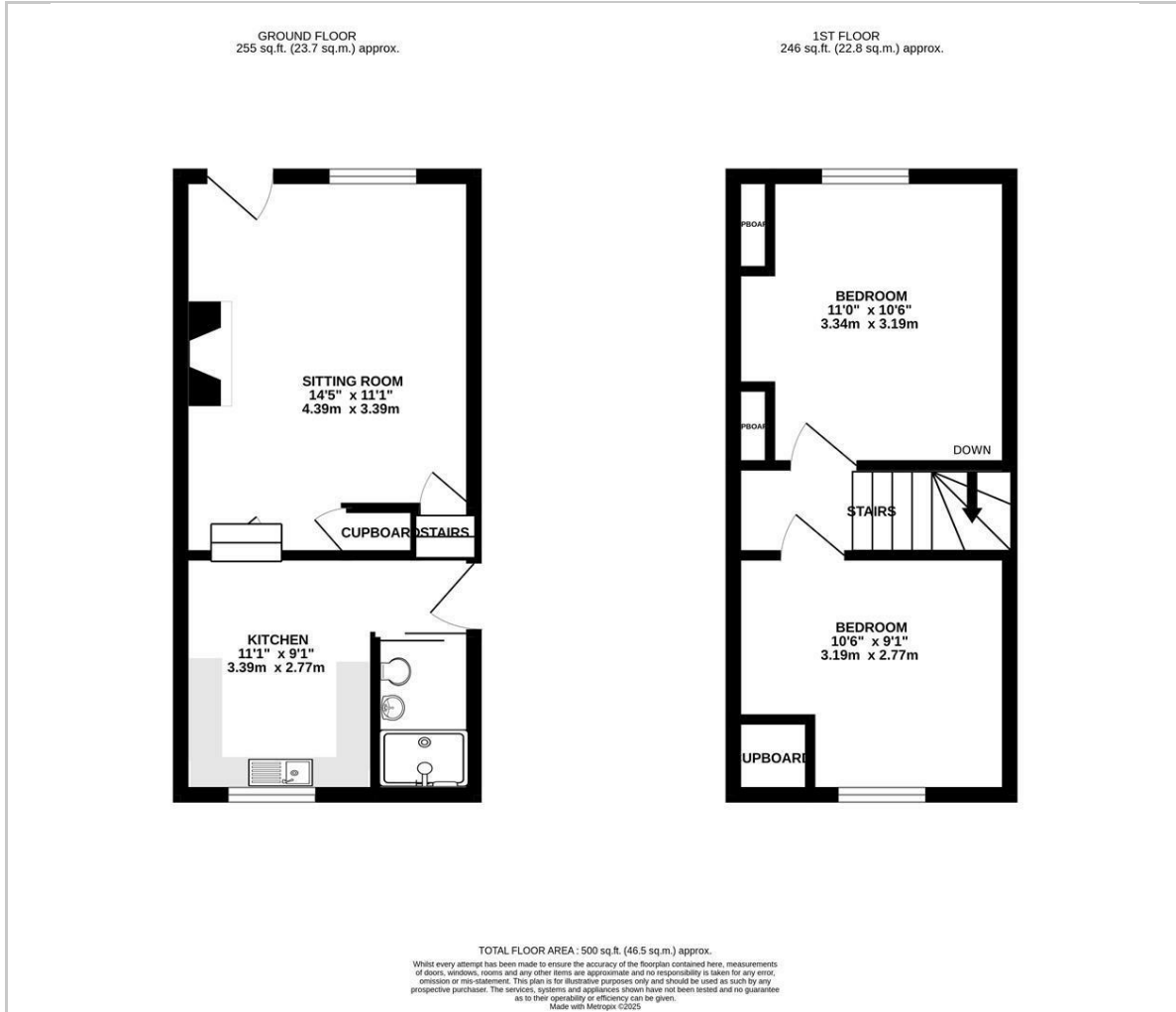
### **OUTSIDE**

Outside, the courtyard beckons as a delightful spot to enjoy early evening drinks while watching the sun set. The two outbuildings provide additional storage or the potential for creative use, adding to the property's versatility.

East End Cottage is in need of updating, making it an ideal canvas for buyers looking to create their dream home. Situated in the heart of Sheriff Hutton, this cottage offers the perfect blend of village charm and modern convenience.

Don't miss the chance to make East End Cottage your own. Arrange a viewing today and explore the potential of this enchanting property.

## Floor Plan



## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

