Cundalls

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ESTABLISHED 1860

NO. 1 COUNCIL HOUSES
YORK ROAD, SHERIFF HUTTON



A well-located semi-detached house occupying a large plot, offering huge potential & located on the southern edge of a sought-after village.

Entrance hall, sitting room, kitchen, side lobby, guest cloakroom,
first floor landing, two generous double bedrooms & house bathroom.
Oil-fired central heating & uPvc double-glazing.
Extensive driveway parking, large gardens & open views.
Good potential to extend – subject to any necessary consents.
No onward chain.

GUIDE PRICE £249,950

ISO 9001 CERTIFIED ORGANISATION
United Registrar of Systems Cert No. 1745

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RICS

This post-war semi-detached house occupies a good-sized plot on the southern periphery of the sought-after village of Sheriff Hutton. In addition to adjoining farmland on two sides, the property also enjoys an open outlook to the front.

Given the extent of the plot, and the space to the side, there is clear potential to substantially extend the house, if required, subject to securing any necessary permissions. The accommodation is arranged over two floors and totals more than 750sq.ft and benefits from oil-fired central heating and uPvc double-glazing. In brief, the accommodation comprises entrance hall, sitting room, kitchen, side lobby, guest cloakroom, first floor landing, two generous double bedrooms and a house bathroom.

Externally there are gardens to both the front and rear, whilst to the side, there is an extensive level of parking.

Sheriff Hutton is a sought-after village occupying an elevated position between the Howardian Hills and the Vale of York and is easily recognised by the ruins of its tenth century, Medieval castle. The village benefits from a range of amenities, including a village shop and post office, primary school and pub. The City of York is approximately 10 miles south, with its mainline railway station from where London can be reached in less than 2 hours. Around 8.5 miles north-east is the market town of Malton, which in recent years garnered a reputation as Yorkshire's food capital and offers excellent shopping and leisure facilities.



ACCOMMODATION

ENTRANCE HALL
Staircase to the first floor. Radiator.

SITTING ROOM
4.5m x 3.9m (max) (14'9" x 12'10")
Feature fireplace with electric stove. Coving. Television point. Understairs cupboard. Casement window to the front. Radiator.



KITCHEN
4.1m x 2.4m (13'5" x 7'10")
Range of kitchen cabinets incorporating a single drainer sink unit. Electric cooker with extractor hood. Dishwasher point. Automatic washing machine point. Tiled floor. Casement window to the rear. Radiator.



SIDE LOBBY
1.4m x 1.2m (4'7" x 3'11")
Tiled floor. Door to the side.

GUEST CLOAKROOM
1.2m x 0.8m (3'11" x 2'7")
Low flush WC and wash basin. Tiled floor. Oil-fired central heating boiler.

FIRST FLOOR

LANDING
Loft hatch. Casement window to the side.

BEDROOM ONE
5.5m x 3.0m (max) (18'1" x 9'10")
Casement window to the front. Radiator.



BEDROOM TWO
3.4m x 2.8m (11'2" x 9'2")
Casement window to the rear. Radiator.



BATHROOM & WC
2.6m x 2.4m (8'6" x 7'10")
White suite comprising corner bath with shower over, wash basin and low flush WC. Tiled floor and walls. Casement window to the rear. Radiator.



OUTSIDE

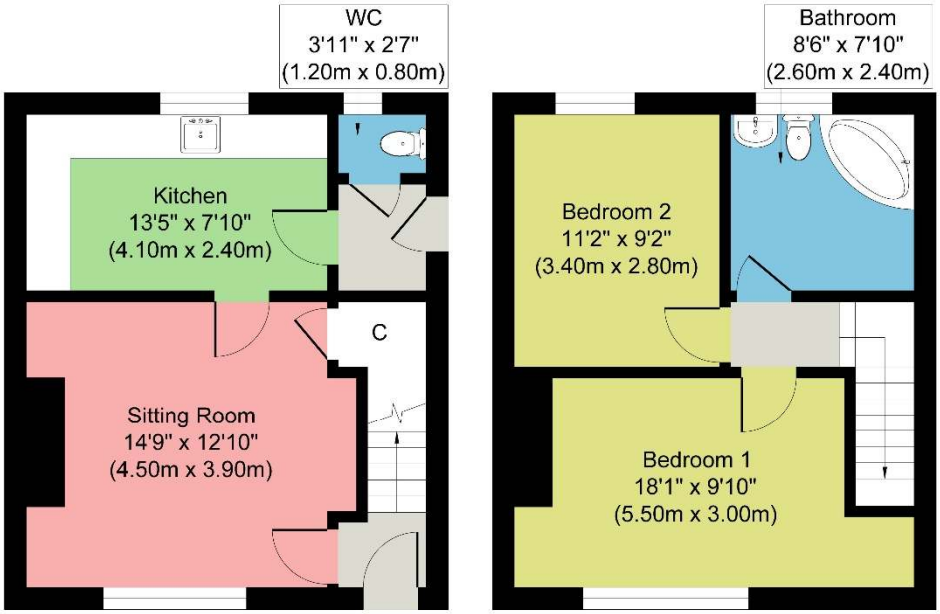
The property occupies a plot of approximately 0.1 acres, with good-sized gardens, located mostly to the rear. There is ample space to park on the driveway alongside.

GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Oil-fired central heating.
Council Tax:	Band: B (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO60 6QH.
EPC Rating:	Current: D
Viewing:	Strictly by prior appointment through the Agent's office in Malton.

Regulatory Compliance Charge
A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by the buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence and the sale can progress to the legal stage.

Disclaimer
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor
Approximate Floor Area
378 sq. ft
(35.15 sq. m)

First Floor
Approximate Floor Area
378 sq. ft
(35.15 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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