

Stonelands Close, York YO60 6SG

£390,000

**Stephensons**  
estate agents & chartered surveyors



A fabulous 4/5 bedroom detached property discretely positioned within the highly regarded village of Sheriff Hutton. Features include a newly appointed kitchen and flexible living space that includes the option for a ground floor 5th bedroom with an en-suite wet room.

Tenure: Freehold  
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected  
 Broadband: Up to 76 Mbps\* download speed  
 EPC Rating: D - 58  
 Council Tax: D - North Yorkshire Council  
 Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



A reception hall with under stairs storage cupboard leads off into a spacious living room with wood burning stove and a 24'6" (7.47m) long dining kitchen with dining area, double doors off the dining area open out onto the paved garden. The property also has an impressive newly appointed kitchen (2024) that features quartz worktops with inset one and a quarter sink unit, base and wall storage cupboards, complemented by integrated appliances to include a touch control hob, fan assisted oven and grill, fridge, freezer, dishwasher and wine chiller.

The ground floor living space also includes a versatile 2nd reception room/5th bedroom with a generous en-suite wet room.

The first floor landing leads off into 4 bedrooms (1 with built-in wardrobe and 2 with castle ruin views and York Minster glimpses in the distance) served by a stylish shower room.

Other internal features of note include double glazing and an oil fired central heating system to radiators.

Located at the head of a small cul-de-sac off West End, a tandem length driveway provides parking and access to an EV charging point and a detached single garage.

The front garden is mainly laid to lawn and the side and rear gardens are predominantly paved.

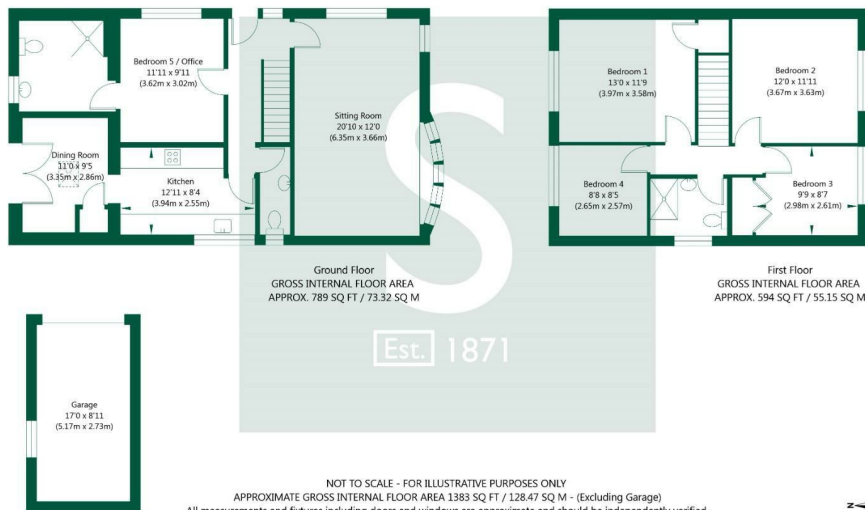
#### AGENTS NOTE

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