



Grimalkin Toft, Hatkill Lane,
Full Sutton, YO41 1HW
£395,000



AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

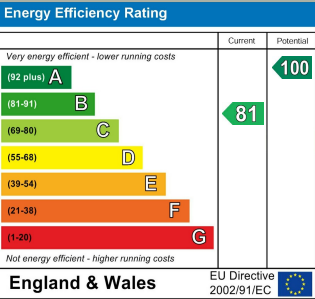
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfiefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmfiefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



8 The Square, Stamford Bridge, York, YO41 1AF
01759 373709
sb@clubleys.com
www.clubleys.com



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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

Grimalkin Toft is a delightful and character-filled cottage that perfectly blends traditional charm with generous and versatile living spaces, making it an ideal home for a variety of lifestyles.

The heart of the home is the spacious kitchen-diner, offering a warm and welcoming atmosphere for family meals or entertaining guests. The cozy living room, rich with cottage-style charm, provides the perfect space to relax and unwind. The property also features three well-proportioned bedrooms and a family bathroom, thoughtfully designed with both a bath and a separate shower to cater to modern living needs.

Adding to its appeal, the cottage includes a versatile mezzanine level, which could serve as a cozy den, a home office, or a play area, allowing flexibility to suit your personal needs. There is also a dedicated study room, ideal for remote work or quiet pursuits.

The south-facing rear garden is a standout feature, lovingly landscaped by the current owner. It offers a tranquil and beautifully planted outdoor space, perfect for relaxing, gardening, or dining al fresco. Additionally, the integral garage with an adjoining workshop provides practical storage and workspace options.

Grimalkin Toft offers a harmonious blend of character, functionality, and outdoor beauty. Viewing is highly recommended to fully appreciate everything this charming home has to offer.



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THE ACCOMMODATION COMPRISES;-

PORCH

KITCHEN

6.96m narrowing to 4.80m x 5.14m (22'10" narrowing to 15'8" x 16'10")
Entrance door to front and window and entrance door to rear.

Wall & base units comprising of granite worktops, Belfast sink, double oven and integrated dishwasher and fridge/freezer. Pantry cupboards, electric heater.

SITTING ROOM

6.54m x 3.93m (21'5" x 12'10")
Bay window to the rear and two windows to the side.
Multifuel burner, electric heater and laminate wood flooring.

OFFICE

3.06m x 1.38m (10'0" x 4'6")
Velux window and window to the rear.

UTILITY CUPBOARD

1.91m x 1.28m (6'3" x 4'2")
Fitted with wall and base units, stainless steel sink unit, extractor fan, space for washing machine and dryer.

WC

1.44m x 1.27m (4'8" x 4'1")
Low flush WC, wash hand basin, chrome ladder style towel rail, extractor fan, part tiled walls and tiled floor.

MEZZANINE

3.59m x 2.71m max (11'9" x 8'10" max)
Power & light.

INNER HALL

Access to loft.

BEDROOM ONE

3.31m x 3.20m (10'10" x 10'5")
Window to front.
Electric heater and fitted cupboard.

BEDROOM TWO

3.17m x 3.13m (10'4" x 10'3")
Window to front.
Electric heater and fitted wardrobes to one wall.

BEDROOM THREE

4.84m x 2.41m (15'10" x 7'10")
Window to rear.
Electric heater and fitted wardrobes.

FAMILY BATHROOM

3.62m x 1.97m (11'10" x 6'5")
Window to rear.
Suite comprising low flush WC, pedestal wash hand basin, shower cubicle and sunken bath. Part tiled walls, tiled flooring, chrome ladder style towel radiator and extractor fan.

GARAGE

6.50 max (3.19m min) x 4.83m (3.12m min) (21'3" max (10'5" min) x 15'10" (10'2" min))
L shaped garage with up and over door, power, light and hot water cylinder.

ADDITIONAL INFORMATION

SERVICES

Mains Water, Electricity & Drainage. Telephone connection subject to renewal by British Telecom.
The property also has benefit of solar panels.

APPLIANCES

None of the appliances have been tested by the Agent.

