



Church End

Sheriff Hutton, York, YO60 6SY

Asking Price £329,950



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STYLE - Charming Three Bedroom Cottage
HIGHLIGHTS - Idyllic Village Location,
South Facing Garden, Off Street Parking
THREE WORDS - Don't Miss Out!

A delightful three bedroom cottage nestled in the heart of the highly sought-after village of Sheriff Hutton, offering a wonderful blend of character, comfort, and modern touches.

Step Inside

This charming home welcomes you into a cosy sitting room brimming with character, where exposed beams create a warm and inviting atmosphere—perfect for relaxing evenings in.

To the rear, a spacious kitchen has been thoughtfully updated with new flooring and provides an ideal space for both everyday living and entertaining. French doors open out onto a beautifully positioned south-facing garden, allowing natural light to flood the space and seamlessly connecting indoor and outdoor living.

Upstairs

Upstairs, the property offers three well-proportioned bedrooms, all newly refreshed with brand new carpets, creating a fresh and comfortable feel throughout. A stylish, modern bathroom completes the accommodation.

Outside

Externally, the property continues to impress. The pretty rear garden has been designed with enjoyment in mind, featuring raised beds, a charming pergola seating area, and a useful side access leading to the front of the property. To the front, there is the added benefit of private off-street parking.





The Village

Sheriff Hutton is a picturesque and thriving North Yorkshire village, steeped in history and centred around the impressive ruins of Sheriff Hutton Castle. The village offers a strong sense of community alongside a range of local amenities including a well-regarded primary school, village shop, post office, traditional pub, and active village hall. Surrounded by beautiful countryside yet conveniently located for access to York, Easingwold, and beyond, Sheriff Hutton perfectly balances rural charm with everyday convenience.

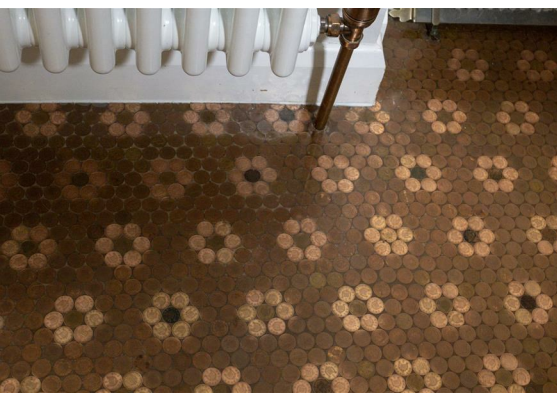
A truly lovely home in an idyllic village setting —ready for its next chapter.

Services

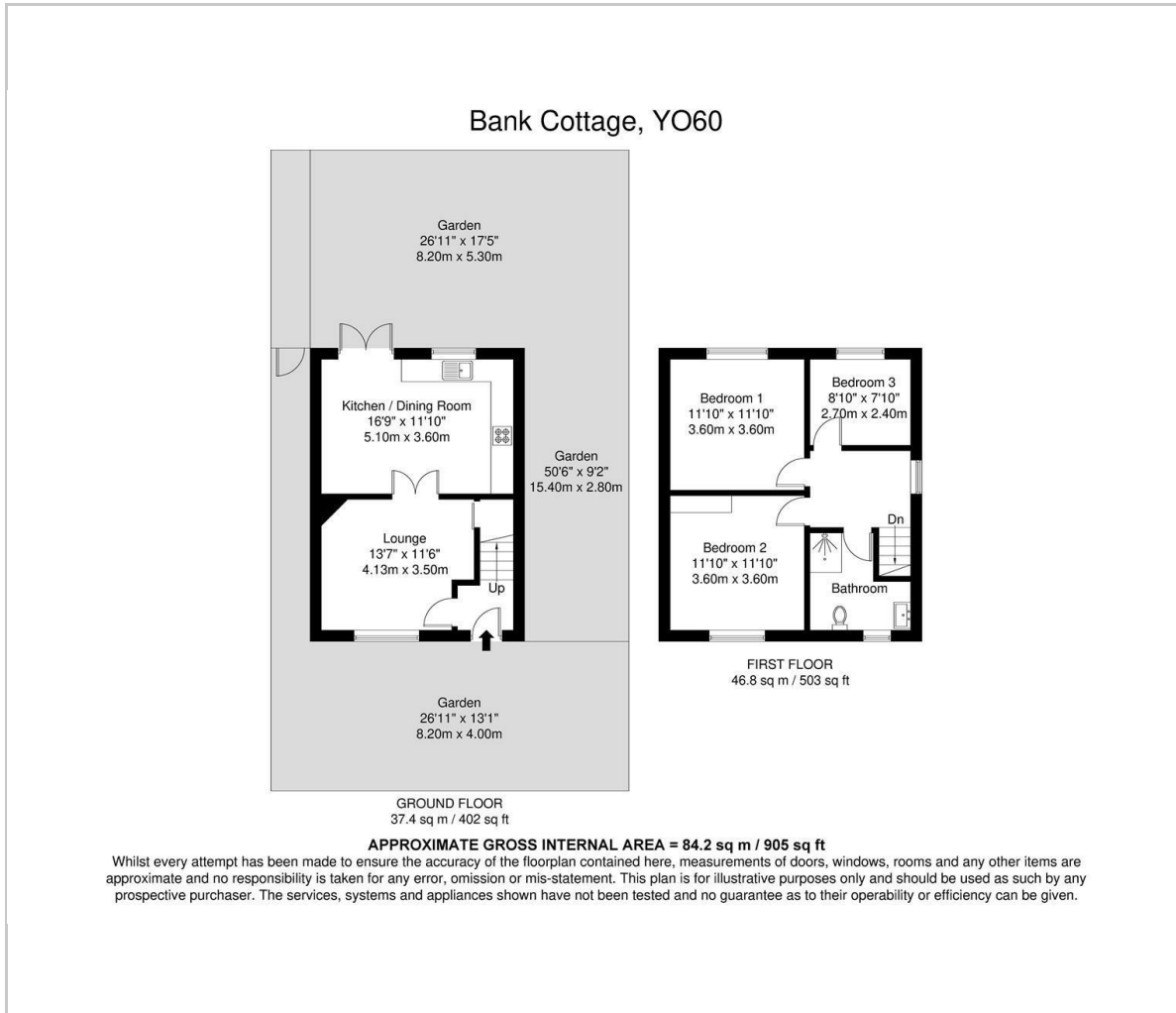
Oil Fired Heating

Electrics

Double Glazing throughout



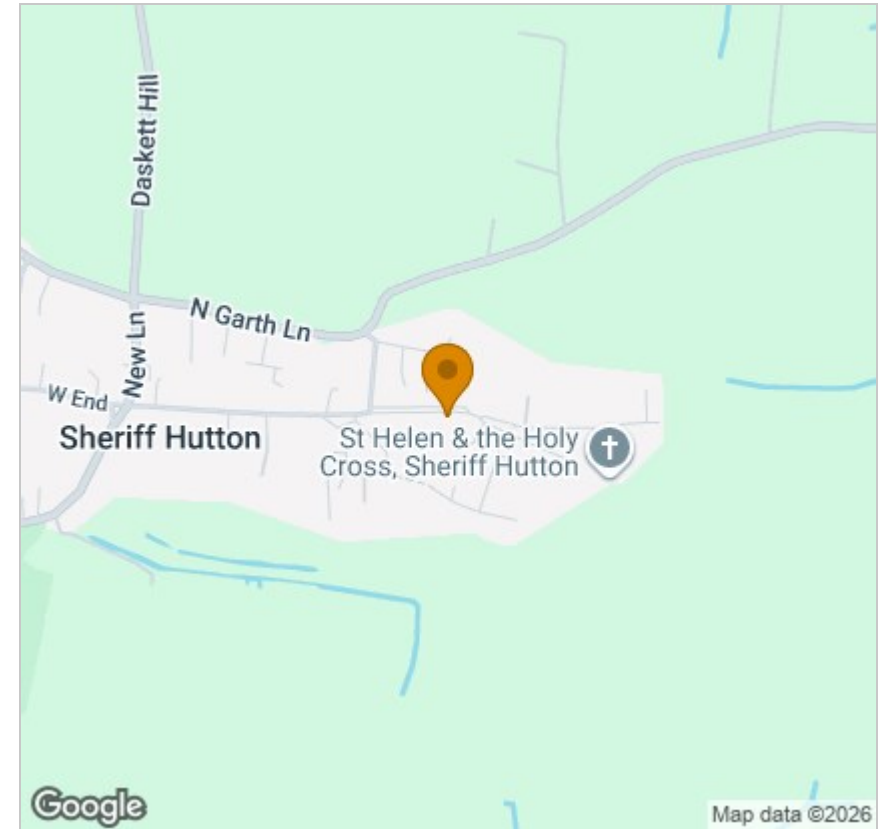
Floor Plan



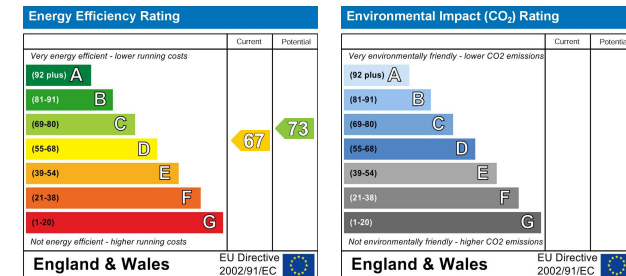
Viewing

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.

Area Map



Energy Efficiency Graph



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