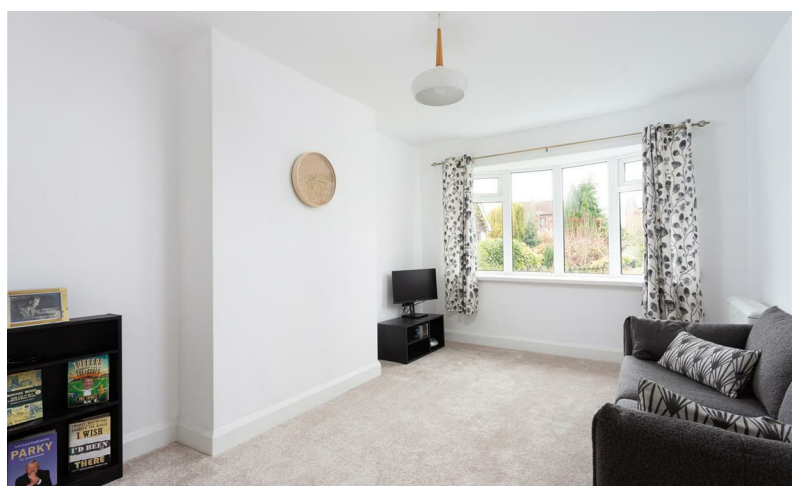


Terrington View, York YO60 6QS

Asking Price £250,000

Stephensons
estate agents & chartered surveyors



Set within a quiet cul-de-sac in the well-regarded village of Sheriff Hutton, this beautifully refurbished and thoughtfully extended home offers stylish, ready-to-move-into accommodation with a real sense of light and practicality throughout, available with no onward chain.

Tenure: Freehold
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected
 Broadband: up to 1000 Mbps*
 EPC Rating: D - 61
 Council Tax: E - North Yorkshire
 Current Planning Permission: No current valid planning permissions
 Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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



Partners:

J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

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 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

Associate Partners:

N Lawrence
 I Jarvis MNAEA

The property has been comprehensively updated by the current owner to create a modern and inviting living space. The side extension forms a useful entrance lobby with built-in storage, providing a practical and well-considered arrival point into the home.

At its heart is a superb open-plan kitchen and dining area, fitted with contemporary units, sleek worktops and ample space for both everyday living and entertaining. The layout flows well and enhances the bright, airy feel found throughout the property.

A generously proportioned sitting room to the front offers a comfortable space to relax, with a large window allowing natural light to pour in. To the rear, a versatile garden room provides direct access outside and serves as a useful additional space—ideal for hobbies, storage, or as a functional extension of the home.

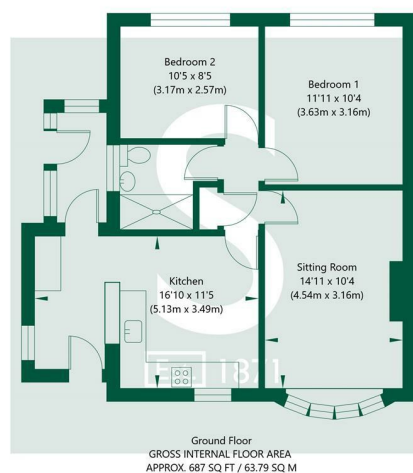
The bungalow offers two well-sized bedrooms, both presented in excellent condition, along with a stylishly refitted shower room featuring modern tiling and quality fittings.

Externally, the property continues to impress. The rear garden is a good size, mainly laid to lawn with a patio area, perfect for outdoor dining and enjoying the warmer months. To the front, there is further garden space along with driveway parking.

Sheriff Hutton is a highly sought-after village known for its strong community feel and historic character, centred around the impressive ruins of Sheriff Hutton Castle. The village offers a range of amenities including a well-regarded primary school, village shop, pub, café and regular bus links, while remaining within easy reach of York and the surrounding countryside—making it an ideal balance of rural living and accessibility.

A superb opportunity to acquire a fully refurbished bungalow in a desirable village location, tucked away within a peaceful cul-de-sac setting and offered for sale with no onward chain.

Terrington View, Sheriff Hutton, York, YO60 6QS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 687 SQ FT / 63.79 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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