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4 Pecketts Close, Sheriff Hutton, YO60 6AA

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### Guide Price £750,000

Ever fancied yourself as an artist and dreamt of having a spacious art studio in your house with bi-folds opening out to your garden? Well this could be the house for you! Offered with No Onward Chain this 4 bedroom link-detached house on the Pecketts Close development was built by Daniel Gath Homes, a renowned local builder, in 2018 and the owner of this property has owned it since it was new. This secluded cul de sac is accessed via East End in the village and is in a delightful tucked away position.

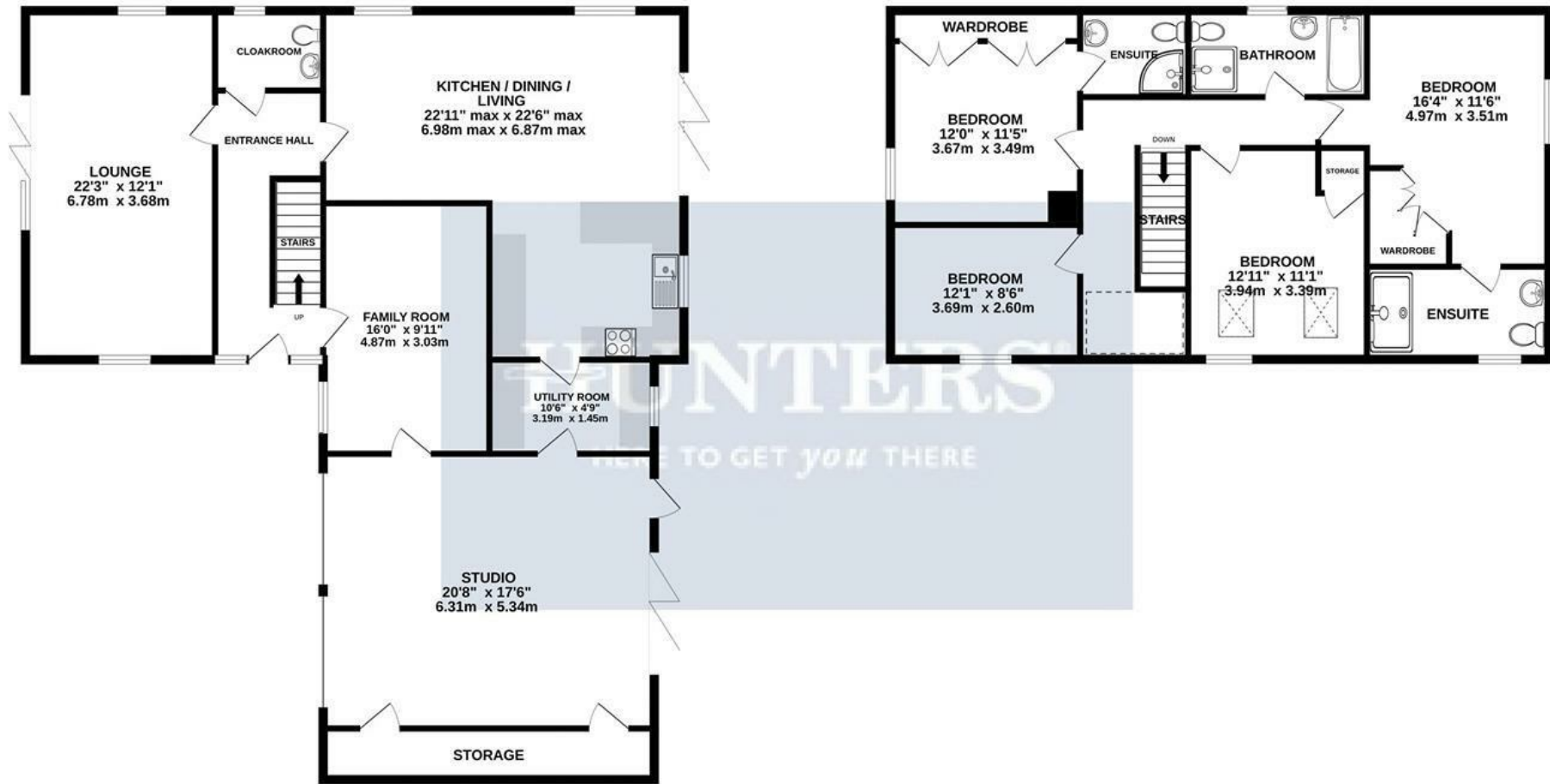
The owner had the double garage converted to provide a fantastic artist's studio with glazed panels out to the garden and flexible lighting solutions and this provides a rare opportunity to indulge your artistic passion in your own home.

The internal house accommodation is light and airy with the entrance hall benefiting from a floor to ceiling glazed entrance door, tiled floor and glass panelled staircase to the first floor. The living room boasts a mid-room vertical log burner and bi-fold doors to the side as well as windows to the front and rear giving plenty of light. The family room office has a window looking to the front door of the house and the room has been skillfully adapted with the installation of a vertical standing lift for accessibility purposes to the first floor. From the hallway is the downstairs cloakroom as well as access to the impressive L-shaped Kitchen Diner Living space again with tiled floor and bi-folds to the garden. This room has the benefit of a fitted kitchen with quartz work surfaces and integrated appliances including 2 electric fan assisted ovens, microwave, dishwasher, one and half sink drainer and fridge freezer. The kitchen leads into the utility room and then through to the studio which can be accessed from the family room as well. Upstairs are the four bedrooms, two with ensembles and the family bathroom.

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GROUND FLOOR  
1488 sq.ft. (138.3 sq.m.) approx.

1ST FLOOR  
924 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 2412 sq.ft. (224.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		92
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## **Sheriff Hutton**

To the east of the village stands the 900-year-old Parish Church of St Helen and the Holy Cross. In the village centre, you'll find the bustling Post Office and two welcoming pubs. To the west are the Primary School and Methodist Chapel, while to the south lies the Village Hall. Dominating the landscape are the impressive ruins of Neville Castle, built in the 14th century.

## **Property Description**

The Pecketts Close development was built by Daniel Gath Homes, a renowned local builder, in 2018 and the owner of this property has owned it since it was new. This secluded cul de sac is accessed via 'East End' in the village and is in a tucked away position.

The internal accommodation is light and airy with the entrance hall benefiting from a floor to ceiling glazed entrance door, tiled floor and glass panelled staircase to the first floor. The living room boasts a mid-room vertical log burner and bi-fold doors to the side as well as windows to the front and rear giving plenty of light. The family room office has a window looking to the front door of the house and the room has been skillfully adapted with the installation of a vertical standing lift for accessibility purposes to the first floor. From the hallway is the downstairs cloakroom as well as access to the impressive L-shaped Kitchen Diner Living space again with tiled floor. This room has the benefit of a fitted kitchen with quartz work surfaces and integrated appliances including 2 electric fan assisted ovens with warming drawers, microwave, dishwasher, one and half sink drainer, fridge freezer, induction hob with extractor hood. There is a utility room to the side of the kitchen which then leads to the converted double garage artist's studio. The studio again has a very light and airy feel with the bi-fold glazed units providing direct access to the garden, there is also well thought-out track and strip lighting to the ceiling. This area could be converted back to the double garage in the future.

Upstairs the heating is via radiators and there are the four bedrooms two ensembles and the family bathroom. The vertical lift comes up in bedroom 3 and can be removed.

Outside is a well stocked enclosed southerly facing rear garden mainly laid to lawn with paved seating areas outside the kitchen diner and the artists studio.

## **Anti Money Laundering Regulations**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and

Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## **Disclaimer.**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.















