

18, Hart Hill Crescent,  
York, Full Sutton, YO41 1LX  
£225,000





## ABOUT THE PROPERTY

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Clubleys are delighted to present this well-presented three-bedroom end-terraced property, situated in the village of Full Sutton and appealing to a wide range of discerning buyers, including first-time purchasers, families, and investors alike.

The accommodation is thoughtfully arranged and briefly comprises an entrance hall, ground floor WC, spacious dining kitchen, and a comfortable sitting room, ideal for both everyday living and entertaining. To the first floor, the landing provides access to three generously sized double bedrooms together with a modern family bathroom.

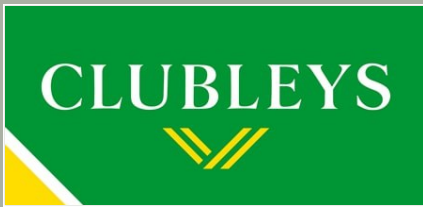
Externally, the property benefits from a lawned front garden and a driveway providing off-road parking, along with a rear access gate. The enclosed rear garden is predominantly laid to lawn and features a paved patio seating area, storage shed, and gated rear access, creating an excellent outdoor space for relaxation and family enjoyment.

Early viewing is highly recommended to fully appreciate all that this property has to offer. To arrange a viewing, please contact Clubleys on 01759 373709.









Tenure: Freehold  
East Riding of Yorkshire Council  
Band: B

#### THE ACCOMMODATION COMPRISES:-

##### ENTRANCE HALL

Front entrance door, stairs to first floor, under stairs cupboard, tiled flooring and 2x radiators.

##### WC

1.85m x 0.75m (6'0" x 2'5")

Opaque window to front.

Low flush WC and hand basin set in vanity unit. Tiled flooring.

##### SITTING ROOM

5.43m x 3.57m (17'9" x 11'8")

Window to front and sliding doors to rear.

Wall mounted electric fire and radiator.

##### DINING KITCHEN

4.67m x 3.57m max (15'3" x 11'8" max)

Window and door to rear.

Fitted kitchen comprising wall and base units with sink, space for oven, space for washing machine and space for dryer. Cupboard housing Aztec electric boiler.

##### LANDING

Window to front.

Storage cupboard housing hot water cylinder and access to loft.

##### BEDROOM ONE

4.05m x 2.86m (13'3" x 9'4")

Window to rear.

Fitted wardrobes to one wall, radiator.

##### BEDROOM TWO

3.59m x 3.14m (11'9" x 10'3")

Window to rear.

Radiator.

##### BEDROOM THREE

3.00m x 2.50m (9'10" x 8'2")

Window to front.

Radiator.

##### BATHROOM

2.28m x 2.05m max (7'5" x 6'8" max)

Opaque window to front.

Suite comprising bath with shower over, low flush WC and wash hand basin set in vanity unit. Chrome ladder style towel rail, part tiled walls.

#### ADDITIONAL INFORMATION

#### SERVICES

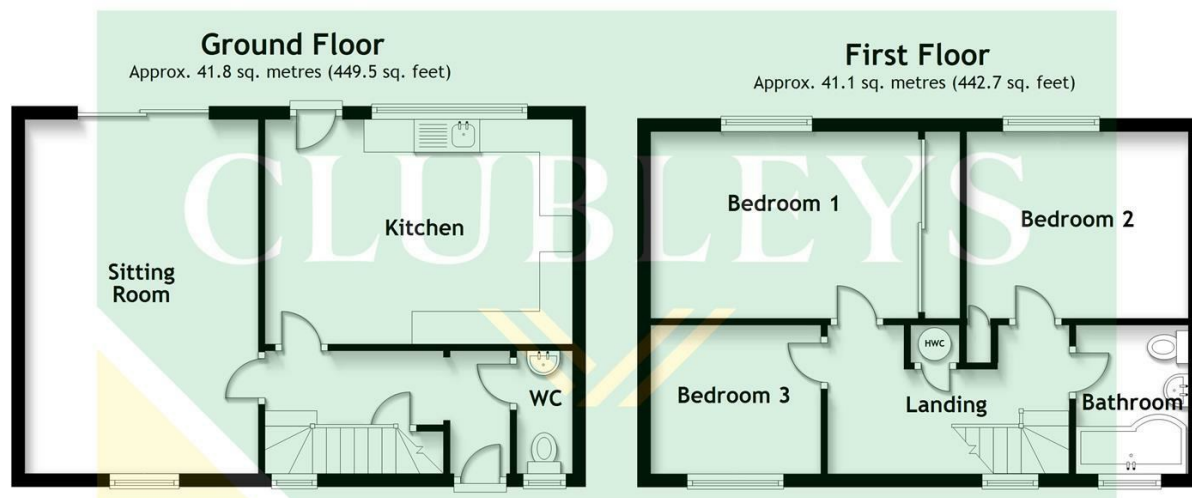
Mains water, electricity and drainage.

#### APPLIANCES

No appliances have been tested by the agent.







Total area: approx. 82.9 sq. metres (892.1 sq. feet)

#### 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.

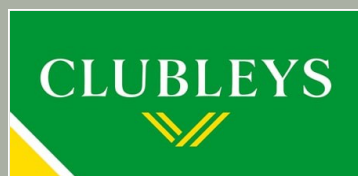
#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.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. Holmefield 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.

#### 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.



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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 39      | 55                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |