HUNTERS®
HERE TO GET you THERE
4
2
2
D

Castleside, Sheriff Hutton, York

Guide Price £415,000

Situated in the sought after village of Sheriff Hutton this four bedroom detached property has the benefit of a downstairs bedroom and shower room which will appeal to many. This well presented family home benefits from oil fired central heating and extensive double glazing and comprises: porch, entrance lobby, lounge, hallway, kitchen diner, garden room, bedroom and shower room. To the first floor are three bedrooms, a wc and a shower room. Outside are gardens front and rear and there is a driveway for off street parking and a single garage. Council Tax Band E and EPC rating D. Apply Easingwold Office on 01347 823535.

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 center, 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.

PORCH
Brick built and covered, part glazed Upvc front door

ENTRANCE LOBBY
Window to front aspect, cloaks cupboard, wood effect flooring, Part glazed door to lounge

LOUNGE
Windows to front and side aspects, radiator, feature stone fireplace with inset cast iron wood burning stove

INNER HALLWAY
Radiator, stairs to first floor

DINING KITCHEN
Open plan

KITCHEN AREA
Fitted with a range of base and wall mounted units with matching preparation surfaces, inset circular stainless steel sink unit, integrated items to include double oven and hob, microwave, ridge/freezer, dishwasher and washing machine, window to rear aspect, part glazed door to rear aspect, tiled floor

DINING AREA
Fully glazed bi folding doors to garden room, window to side aspect, radiator, tiled floor, understairs storage cupboard

GARDEN ROOM
Part glazed double doors to rear garden, tiled floor, fitted blinds, radiator, bi fold fully glazed doors to dining area

BEDROOM
Window to front aspect, radiator

SHOWER ROOM
Walk in shower cubicle with mains shower, feature circular sink unit, low flush wc, opaque window, radiator, recessed ceiling lights

FIRST FLOOR LANDING
Window to rear aspect, eaves storage area with power and light, loft access point with pull down ladder (fully boarded with power and light and a velux window)

BEDROOM
Window to side aspect, radiator, eaves storage

BEDROOM
Window to side aspect, radiator

BEDROOM
Window to front aspect, radiator, eaves storage, fitted shelving

SHOWER ROOM
Walk in shower cubicle with electric shower, heated towel rail, extractor fan

WC
Low flush wc, wall mounted wash basin, velux window

OUTSIDE
To the front of the property is a garden laid mainly to lawn with borders of shrubs, trees and plants. Pedestrian access down the side of the property leads to the rear garden which is laid mainly to lawn with borders of shrubs and flowers. There is also a good variety of fruit trees and bushes. There is also a paved patio area and there is a personnel access door to the garage.

PARKING
To the front of the property is a driveway with room for off street parlking.

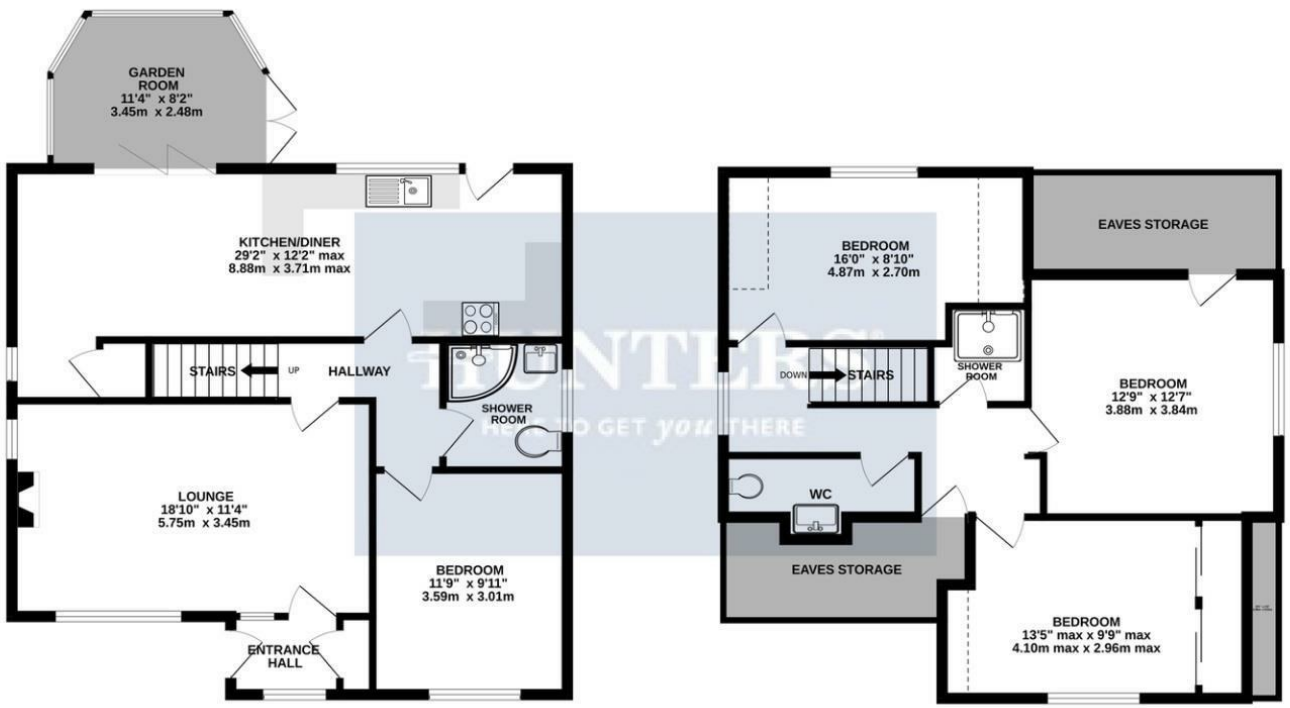
GARAGE
The driveway leads to a single garage which is set up as a workshop and storage area. The oil tank is situated in here.

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.

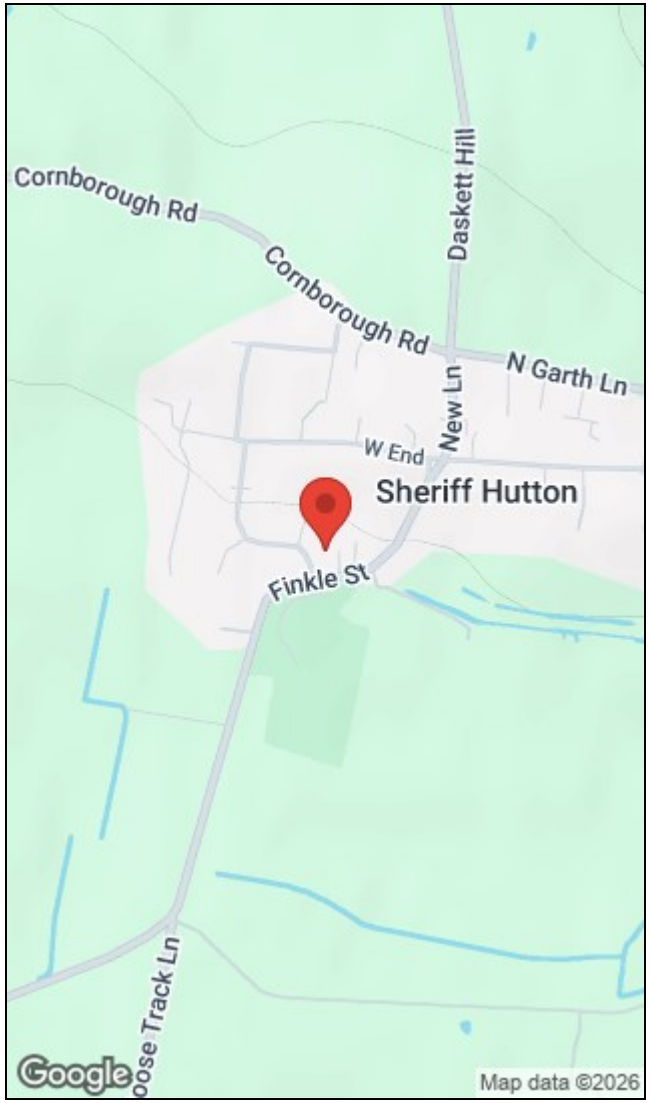
GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.

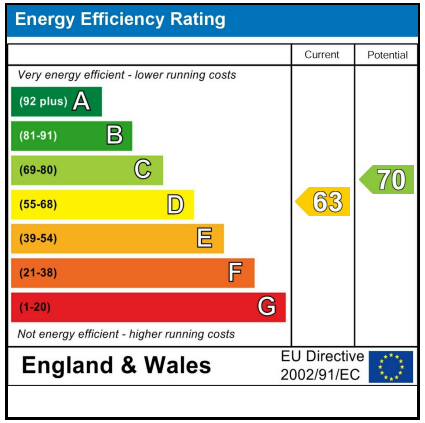
1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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.
Made with Metropix ©2026





Market Place, Easingwold, York, YO61 3AD I 01347 823535
easingwold@hunters.com I www.hunters.com

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

This Hunters business is independently owned and operated by ID Homes (Galtres) Ltd | Registered Address: Trinity House Market Place, Easingwold, York, England, YO61 3AD | Registered Number: 12447385 England and Wales | VAT No: 348 0914 89
with the written consent of Hunters Franchising Limited.