



Sheriff Hutton Road, Strensall, York

£850,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk



Sheriff Hutton Road,
York YO32 5TL

Est. 1871

£850,000

**** NO ONWARD CHAIN ****

Substantial, detached bungalow, set within 3.86 acres of land and gardens and boasting a superb range of outbuildings with huge potential for expansion and improvement.

The property occupies a choice rural location yet set approximately 1 mile from the village of Strensall. The living accommodation is flexible in nature, and crucially the property is being offered for sale with no onward chain.

Internally, the property is entered at the front into a spacious reception hall, being L shaped in nature and having a uPVC framed double glazed front door, radiator and loft hatch.

The principal reception room is a spacious lounge, having a period fireplace with cast iron basket grate. There is a bay window to the front elevation in addition to 2 radiators and a television point.

The property offers a separate dining room having a feature wood burning cast iron stove set on a tiled hearth. There are French doors to the rear and side elevations, as well as 2 separate radiators and a feature exposed beamed ceiling.

The property's kitchen has a range of built-in base units to 3 sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with tiled splashbacks. The kitchen offers a NEFF electric oven and grill with separate 4-point ceramic hob unit and extractor. There is plumbing for a washing machine and space for a fridge freezer. The kitchen also houses the Baxi gas fired central heating boiler.

The primary utility room has plumbing for a washing machine, in addition to a side courtyes door.

The property offers 3 principal bedrooms, all of which benefit from radiators. There is a house bathroom which has a low flush W.C., wash hand basin set in a vanity surround and walk-in double fronted shower cubicle with waterproof panelled splashbacks.

Located to the rear of the property is an extension of the living accommodation, which includes an office / 4th bedroom which has a boarded fireplace, floor to ceiling



Tenure: Freehold
Broadband Coverage: 38Mbps
EPC Rating: D
Council Tax: E City of York
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sale 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.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



radiator and tiled flooring.

A rear entrance door leads through into a wet room, which has a low flush W.C., wash hand basin and shower cubicle with $\frac{3}{4}$ height tiled surround.

The internal accommodation is completed by a second utility room, which has ceramic tiled flooring, tiled splashbacks with storage cupboards and space for a fridge and freezer unit.

The property is accessed directly off Sheriff Hutton Road through a gated entrance onto a front driveway which opens out onto a substantial block paved hardstanding which provides off street parking for numerous vehicles.

The driveway in turn gives access to the detached garage 18'4" x 16' (5.59m x 4.88m) which has a remote activated garage door and is equipped with light and power. The garage is of breeze block and tile construction and there is a log store 17'4" x 17'2" (5.28m x 5.23m) positioned to the rear of the garage.

The property's front garden is rectangular in nature being laid to lawn with a gated front pedestrian access. There are matching flagged patios adjoining either side elevation with the front and side gardens being enclosed by hedged and fenced lined boundaries.

Running parallel with Sheriff Hutton Road, is a grass paddock which is enclosed by fenced boundaries and has a secondary gated vehicular access which leads through into the rear land.

Located to the rear of the bungalow are a range of outbuildings which comprise of a garden store 15'2" x 12'4" (4.62m x 3.76m), stable 15'1" x 9'5" (4.60m x 2.87m) and outside W.C., 6'6" x 4'3" (1.98m x 1.30m). The buildings are of brick and tile construction. A greenhouse is also included within the valuation.

Beyond the garage is a general-purpose building, 42' x 35' (12.80m x 10.66m) plus 14' x 35' (4.27m x 10.66m) being of breeze block construction and equipped with light and power.

The final outbuilding is lean-to open fronted barn 54' x 25' (16.45m x 7.62m), providing covered storage.

Included within the sale is a further grass paddock, with clearly defined fenced lined boundaries. The entirety of the site sits on approximately 3.86 acres.

NB. the Property has Agriculture Holding Number 48/103/0093/01.

Partners:

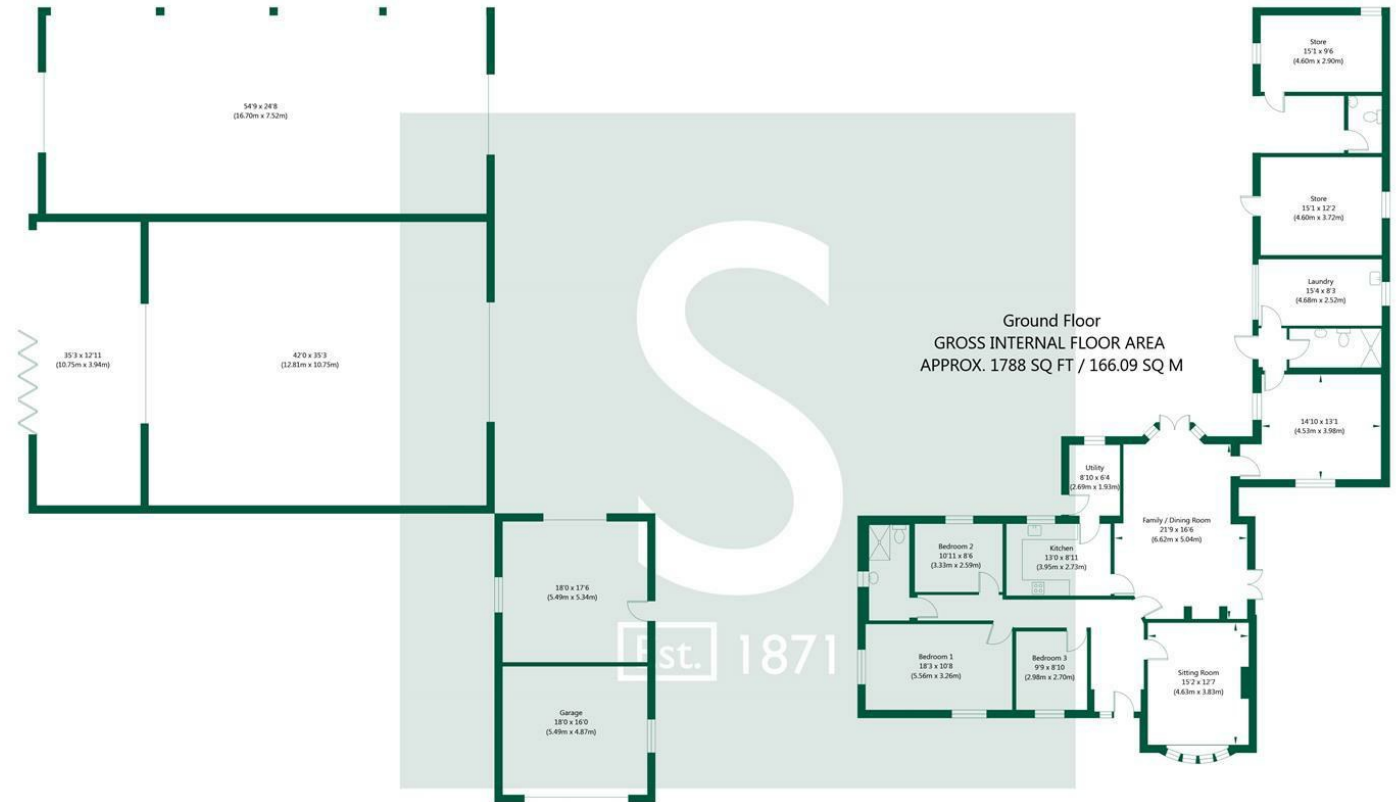
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1788 SQ FT / 166.09 SQ M - (Excluding Outbuildings & Stores)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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