



Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT



Meadowside York Road Sheriff Hutton

York, YO60 6RG

Guide Price £650,000



Sat on a substantial plot we are delighted to bring to the market this four bedroom detached village house with garage/workshop and with views of Sheriff Hutton Castle and cricket field. This superb opportunity is suitable for a range of buyers, located in the sought after village of Sheriff Hutton close to York, the Howardian Hills, the A64 and the A19. This well cared for property has the benefit of central heating and double glazing. The property comprises: entrance hallway, 18' lounge, dining room, kitchen, utility, W.C./cloaks, first floor galleried landing, four first floor bedrooms, family bathroom and separate W.C. To the outside, the house is sited in the middle of the plot with gardens surrounding and a summer house and triple garage/workshop with power and lighting. An accompanied viewing of this impressive property is strongly recommended.

Entrance Hallway

uPVC window glazed door, single panelled radiator, carpets, power points, oak staircase, dado rail

Sitting Room

18'5" x 12'9" (5.61m x 3.89m)
uPVC bay window to front, window to side, two single panelled radiators, open fireplace with surround, dado rail, coving, power points, carpets, television points

Dining Room

13'11" x 12'9" (4.24m x 3.89m)
uPVC window to front, double panelled radiator, glazed door to side, electric fire, carpets, power points dado rail, coving

Kitchen

14'6" x 8'9" (4.42m x 2.67m)
uPVC window to rear, fitted wall and base units with counter top, eye level double oven, electric hob, sink and draining board, laminate flooring, space and plumbing for appliances, power points

Utility

8'9" x 6' (2.67m x 1.83m)
Opaque window to rear, fitted wall and base units, counter tops, space and plumbing for appliances, free standing oil fired boiler, power points





W.C./Cloaks

Window to rear, low level W.C., vinyl flooring

First Floor Galleried Landing

Carpeted floor, loft access, power points, double panelled radiator, window to rear

Bedroom 1

13'11" x 12'1" (4.24m x 3.68m)

uPVC window to front, double panelled radiator, carpets and power points

Bedroom 2

13'6" x 12'1" (4.11m x 3.68m)

uPVC window to front, double panelled radiator, carpet, power points

Bedroom 3

9'2" x 8'6" (2.79m x 2.59m)

uPVC window to rear, single panelled radiator, carpet, power points

Bedroom 4/Study

6'4" x 5'1" (1.93m x 1.55m)

uPVC window to front, carpet, single panelled radiator, power points

House Bathroom

9' x 8'4" (2.74m x 2.54m)

Opaque uPVC window to side, wash hand basin, roll top bath, walk in shower, double panelled radiator, towel radiator, carpet, airing cupboard,

W.C.

Window to rear, low level W.C.

To the outside

Gated gravelled driveway, triple garage/workshop, separate timber shed with power and lighting, summer house, greenhouse, lawns to front, side and rear, mature trees and flower borders

Agents Note:

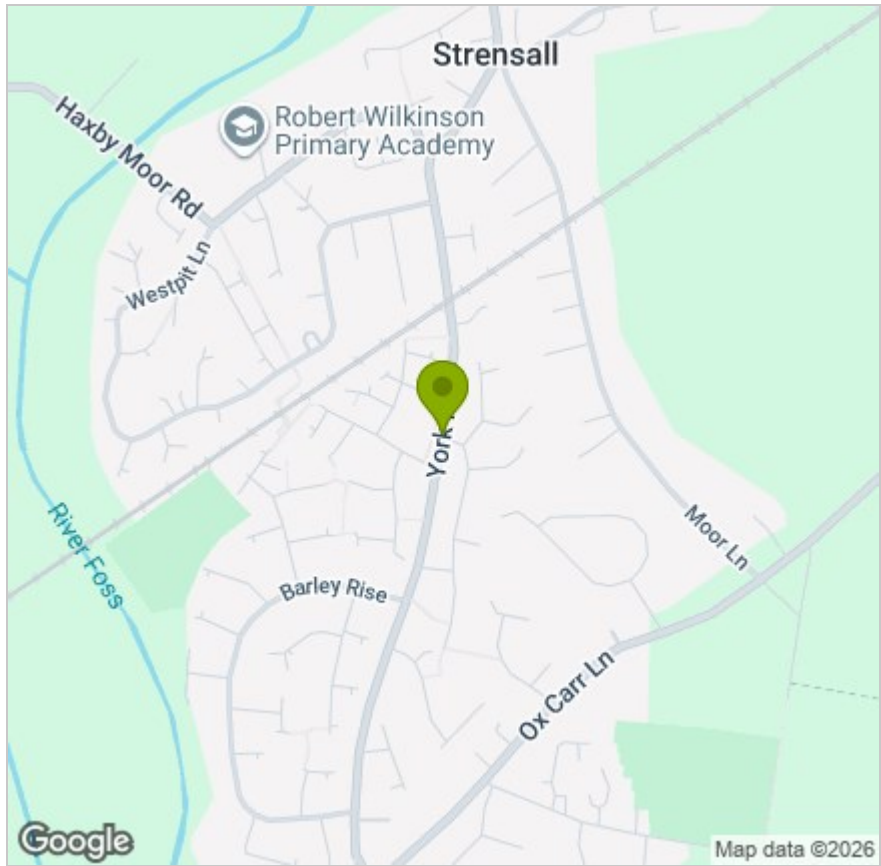
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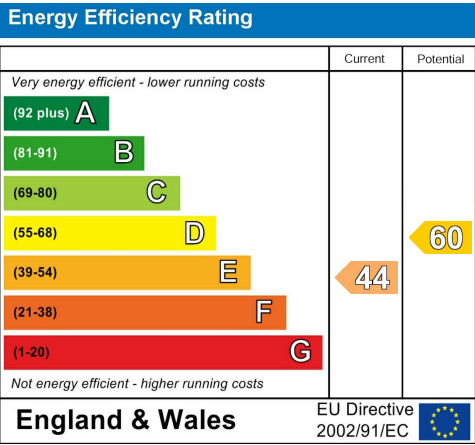
FLOOR PLAN



LOCATION



EPC



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