

Warwick Close, York YO60 6QW

£400,000

Stephensons
estate agents & chartered surveyors



Nestled in the charming village of Sheriff Hutton, York, this delightful detached house on Warwick Close offers huge potential for further improvement, presenting an excellent opportunity to create a superb family home. No Forward Chain

Tenure: Freehold
 Services/Utilities: Oil Fired Central Heating, Electricity, Water and Sewerage are understood to be connected
 Broadband: Full Fibre Broadband available*
 EPC Rating: D
 Council Tax: E- NYCC
 Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



Inside, you will find a generous sized kitchen and a further three spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a sophisticated dining room for hosting guests.

The natural light that floods through the windows creates a warm and welcoming atmosphere throughout the home.

The property boasts three well-proportioned bedrooms, with additional eaves space offering potential to add an en suite and walk-in wardrobe to two of the bedrooms.

These rooms are perfect for families, guests, or even a home office, providing flexibility to meet your needs.

The bathroom is conveniently located and features modern fittings, ensuring comfort and convenience for all.

The property enjoys an idyllic setting with generous wraparound gardens, providing a high degree of privacy and views of the castle.

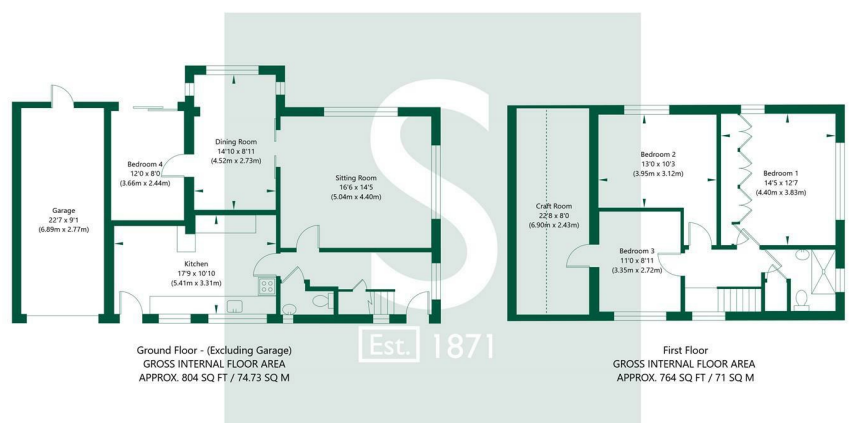
The property also benefits from an integral garage with electric door, light and power, and ample off street parking.

The surrounding area of Sheriff Hutton is known for its picturesque scenery and community spirit, making it an ideal location for families and individuals alike. With local amenities and beautiful countryside nearby, you will enjoy a tranquil lifestyle while still being within easy reach of York, Malton and Easingwold.

This detached house on Warwick Close is a wonderful opportunity for those seeking a charming home in a desirable location. Don't miss your chance to make this lovely property your own.

Imagery Disclaimer: Some photographs and videos within these sales 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.

Warwick Close, Sheriff Hutton, York, YO60 6QW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1568 SQ FT / 145.73 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2026



Partners:

J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

Associate Partners:

N Lawrence
 I Jarvis MNAEA