



HUNTERS[®]
HERE TO GET *you* THERE

8 Stillington Road, Sutton on the Forest, YO61 1EQ

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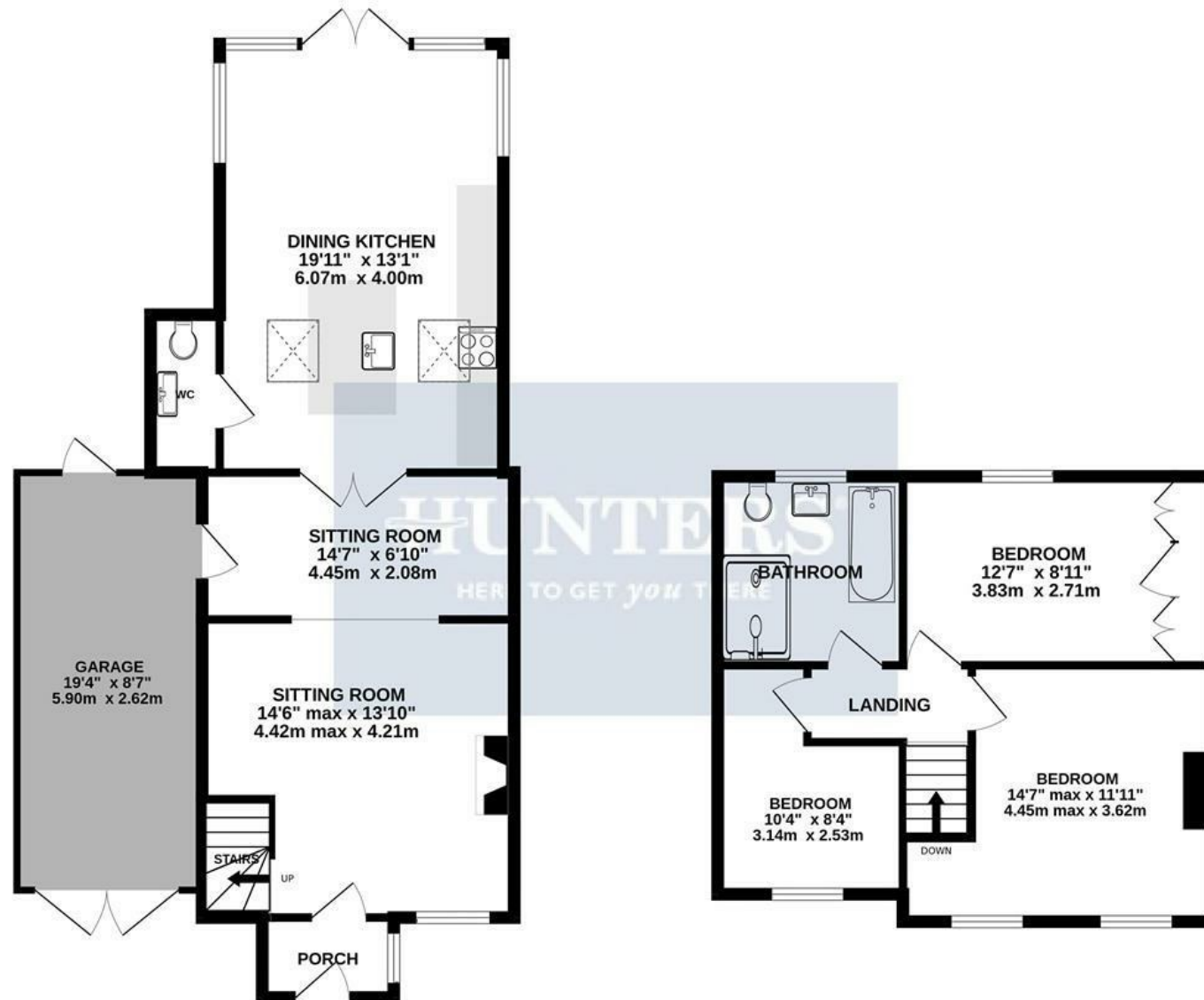
Guide Price £400,000

Situated on the edge of the popular village of Sutton on the Forest this immaculately presented three bedroom semi detached property is full of character and charm. Enjoying open views to the front and a larger than average sized garden to the rear it is sure to appeal. Benefiting from extensive double glazing and oil fired heating it comprises: entrance lobby, lounge/diner, breakfast kitchen, wc and to the first floor are three bedrooms and a bathroom. There is an integrated single garage and ample room for off street parking. EPC rating D and Council Tax Band D. Apply Easingwold Office on 01347 823535.

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GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

ENTRANCE LOBBY

Accessed via part glazed timber front door, window to side aspect, tiled floor

LOUNGE/DINER**LOUNGE AREA**

Feature fireplace with beamed mantle, tiled hearth and inset cast iron wood burning stove, windows x 2 to front aspect, radiator, stairs to first floor, opening to dining area

DINING AREA

Fitted cupboards and shelving, radiator, door to garage, double doors to dining kitchen

DINING KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, Fitted island with work surface,, with inset belfast sink unit, integrated electric oven, induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, breakfast bar, windows to side and rear aspects, velux windows x 2, fully glazed double doors to rear garden, tiled floor, vertical radiator, recessed ceiling lights

WC

Low flush wc, vanity unit with inset wash basin, radiator, recessed ceiling lights, opaque window to rear aspect

FIRST FLOOR LANDING

Recessed ceiling lights

BEDROOM ONE

Fitted wardrobes, window to rear aspect, radiator

BEDROOM TWO

Windows x 2 to front aspect, radiator, feature cast iron fireplace

BEDROOM THREE

Window to front aspect, radiator, loft access point

BATHROOM

Suite comprising free standing bath with shower attachment, walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, window to rear aspect, underfloor heating, wood effect flooring, recessed ceiling lights, extractor fan

OUTSIDE

To the rear garden is a large garden laid mainly to lawn, There is a gravelled

seating area for al fresco dining and there is a wild wooded/garden area at the bottom.

GARAGE AND PARKING

To the front of the property there is a gravelled drive with ample room for off street parking. This leads to an integral single garage.

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.











