



HUNTERS®

HERE TO GET *you* THERE

Field House York Road, Sheriff Hutton, YO60 6RQ

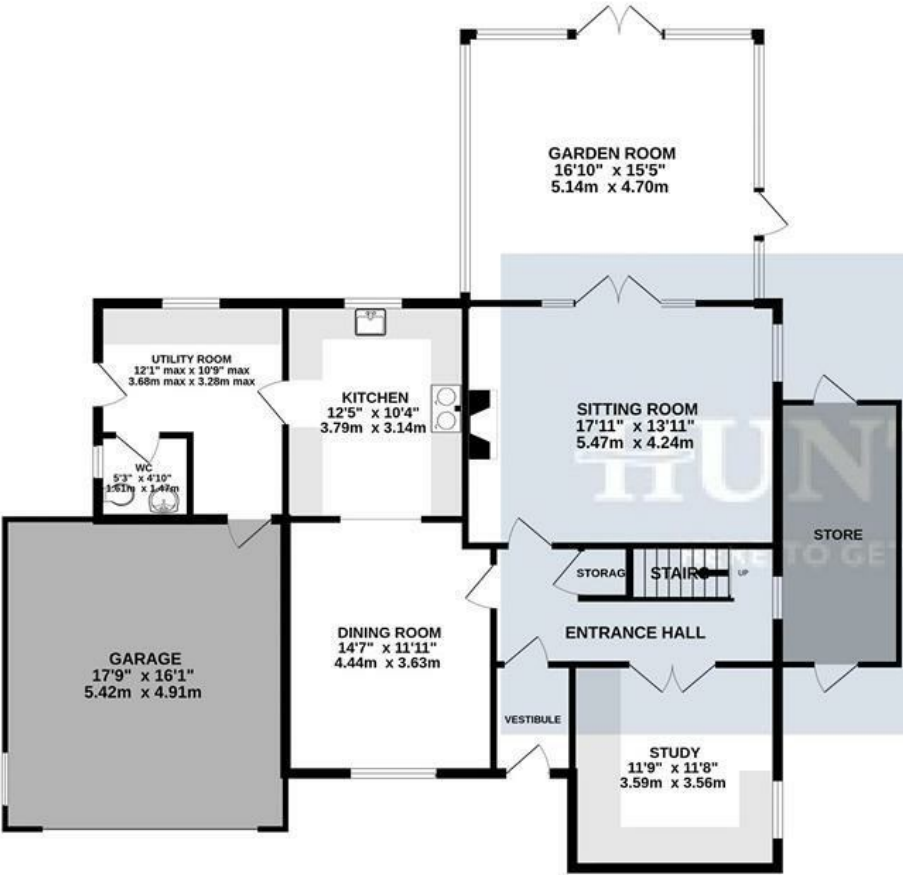
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Guide Price £650,000

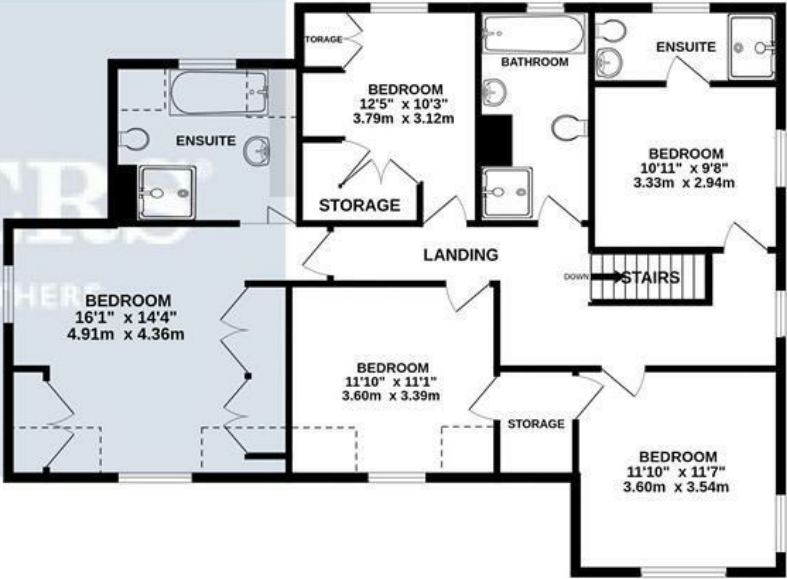
With great views over the surrounding countryside, the cricket field and castle ruins this five bedroomed detached family home is sure to appeal. Offered with NO ONWARD CHAIN and benefiting from oil fired central heating and extensive double glazing it comprises: entrance lobby, hallway, lounge, snug/study, garden room, dining kitchen, utility room, wc and to the first floor is the main bedroom with luxury en-suite bathroom, a guest bedroom with en-suite shower room, three further double bedrooms and a family bathroom. There are gardens front and rear, a double garage and ample off street parking. EPC rating E and Council Tax Band F. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com

GROUND FLOOR
1213 sq.ft. (112.7 sq.m.) approx.



1ST FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



TOTAL FLOOR AREA : 2354 sq.ft. (218.7 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		90
(81-91) B		
(69-80) C		
(55-68) D		40
(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 Upvc front door, tiled floor, part glazed door to hallway

HALLWAY

Wood flooring, radiator, window to side aspect, stairs to first floor, understairs storage cupboard

SITTING ROOM

Fireplace with beamed mantle and inset cast iron multi fuel stove, radiator, window to side aspect, wood flooring

GARDEN ROOM

Tiled floor, fully glazed double doors to rear garden, glazed door to side aspect, electric wall heater

DINING KITCHEN

DINING AREA

Window to front aspect, radiator, exposed beam, tiled floor, recessed ceiling lights

KITCHEN AREA

Fitted with a range of base and wall mounted units with granite preparation surfaces, inset belfast sink unit, oil fired Aga, window to rear aspect, radiator, integrated fridge, recessed ceiling lights

UTILITY ROOM

Fitted with base and wall mounted units with matching work surfaces, inset single drainer sink unit, plumbing for washing machine and dishwasher, window to rear aspect, tiled floor, radiator, door to garage and timber stable door to side aspect

WC

Low flush wc, wall mounted wash basin, window to side aspect, tiled floor

STUDY/SNUG

Windows to front and side aspects, radiator, tiled floor, recessed ceiling lights

FIRST FLOOR LANDING

Window to side aspect, radiator, loft access point, recessed ceiling lights

BEDROOM ONE

Windows to front and side aspects, fitted wardrobes and bedroom furniture, radiator

EN-SUITE BATHROOM

Suite comprising panelled bath, low flush wc, vanity unit with inset wash basin, walk in shower cubicle with mains shower, tiled floor, ladder style radiator, window to rear aspect, recessed ceiling lights

BEDROOM TWO

Window to side aspect, radiator, recessed ceiling lights

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, vanity unit with inset wash basin, ladder style radiator, window to rear aspect, recessed ceiling lights

BEDROOM THREE

Windows to front and side aspects, walk in storage cupboard, radiator, recessed ceiling lights

BEDROOM FOUR

Fitted wardrobe, window to rear aspect, radiator, recessed ceiling lights

BEDROOM FIVE

Window to front aspect, walk in storage cupboard, radiator

BATHROOM

Suite comprising panelled bath, walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, heated towel rail, radiator, recessed ceiling lights, window to rear aspect, tiled walls and floor

OUTSIDE

The front garden is laid mainly to lawn. The rear garden is landscaped and has a lawned area with borders of shrubs and flowers. There is a paved seating area and a raised area of decking for additional seating. There is also a lean to garden store.

GARAGE AND PARKING

A block paved double width driveway gives ample room for off street parking. This leads to a double garage which has power and light and remote control electric door.

VIEWS

There are views over the cricket field and surrounding countryside as well as the castle ruins.

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.











