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Moat House Finkle Street, Sheriff Hutton, North Yorkshire,  
YO60 6RA

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Offers In Excess Of £650,000

Situated in the picturesque village of Sheriff Hutton, this beautiful detached home offers versatile living space. The ground floor features four reception rooms, a breakfast kitchen, and a cloakroom, while the first floor comprises five bedrooms, two en-suites, and a house bathroom.

Externally, the property boasts well-maintained, established gardens at the rear, and to the front, there is ample driveway parking, along with a garage and a carport.

A key highlight of this home is the breathtaking view of the nearby castle, which not only adds to the property's charm but also offers a connection to the area's rich history. Living in this sought-after village provides the perfect balance of a friendly, close-knit community and proximity to the vibrant city of York and the nearby landmark of Castle Howard.

Viewings are highly recommended to fully appreciate the accommodation and the location of this property.

EPC Rating: F Council Tax Band: G

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- Popular Village Location
- Two Ensuites
- Enclosed Rear Gardens with view of the Castle
- Fantastic Detached Family Home
- Flexible Living Accommodation
- EPC Rating: F
- Five Bedrooms
- Driveway Parking + Car Port
- Council Tax Band: G

### Sheriff Hutton

To the east of the village stands the 900-year-old Parish Church of St Helen and the Holy Cross. In the village center, you'll find the bustling Post Office and two welcoming pubs. To the west are the Primary School and Methodist Chapel, while to the south lies the Village Hall. Dominating the landscape are the impressive ruins of Neville Castle, built in the 14th century.

### Property Description

Upon entering the property through the front door, you are greeted by a spacious entrance hall. From here, doors lead to the breakfast kitchen, living room, snug, study, a downstairs cloakroom, and stairs to the first floor. The breakfast kitchen is generously sized, featuring a central island and a seating area. It is equipped with a range of wall and base units, worktops, a stainless steel sink with a mixer tap, an integrated eye-level electric oven and grill, a ceramic hob, and space with plumbing for a dishwasher. Adjacent to the kitchen is a practical utility area, offering space and plumbing for a washing machine, as well as room for additional appliances. Beyond this is the garden room/dining room, which can also be accessed from the living room. This bright room offers panoramic views of the rear gardens, with Sheriff Hutton Castle visible in the distance.

The living room is positioned at the rear of the home, featuring windows on two elevations and access to the garden room/dining room. There are also two additional reception rooms, currently used as a snug and a study, providing a perfect space for those working from home. Completing the ground floor is a downstairs WC, which includes a toilet and hand wash basin.

On the first floor, a pleasant landing area offers access to all five bedrooms, the house bathroom, and two ensuite bathrooms. One of the ensuites has been recently updated. Both ensuites are equipped with step-in showers, a hand wash basin, and a toilet. The house bathroom includes a bath with a shower over, a glass shower screen, a hand wash basin, and a toilet.

Externally, the front of the property features a spacious gravel driveway that provides plenty of off-street parking, with access to both a carport and a garage. The garage is equipped with an up-and-over door and has power and lighting. The carport offers a covered parking area and additional storage space in the roof. At the rear of the property, the gardens are well maintained and are primarily laid to lawn, complemented by various seating areas, established borders, and trees. The rear also offers picturesque views of Sheriff Hutton Castle.

### Agents Note

We have been advised that the pine tree in the rear garden has a TPO (Tree Preservation Order) protecting it.

### 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.

### TENURE & SERVICES

The vendor has informed us that the property is FREEHOLD

#### SERVICES

Water : Mains

Drainage : Mains

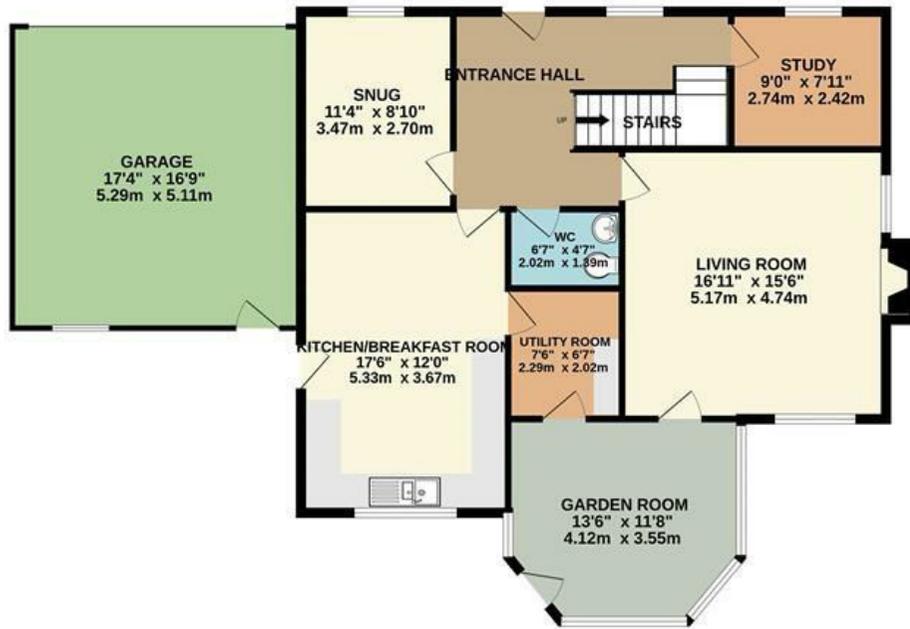
Electricity : Mains

Heating : LPG

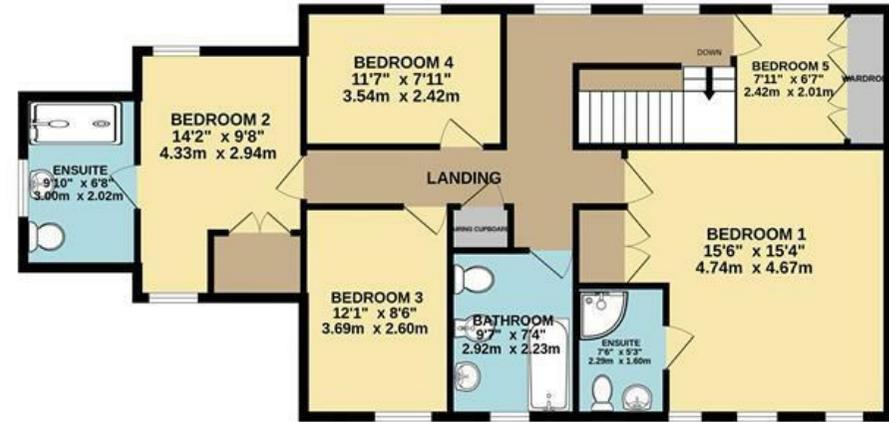
Broadband : BT via Phoneline estimated 49Mbps to 61Mbps (via other providers)

Council Tax : North Yorkshire Band G

GROUND FLOOR  
1009 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 2009 sq.ft. (186.6 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			57
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	













