



Holly Close, Full Sutton, East Riding Of Yorkshire, YO41 1LY

- Link-Detached House In A Quiet Cul-De-Sac
- 19ft Living Room And Well-Proportioned Kitchen
- Peaceful Village Setting With Easy Access To Stamford Bridge, Pocklington And York
- Four Bedrooms With A Flexible Family Layout
- Driveway Parking For Multiple Vehicles Plus Attached Garage
- Council Tax Band B

£270,000



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DESCRIPTION

This well-arranged link-detached house sits in a quiet cul-de-sac in Full Sutton, offering generous accommodation across two floors and a layout well suited to families or anyone seeking a comfortable home in a peaceful village setting close to York.

The ground floor features a spacious 19ft living room with excellent natural light, a good-sized kitchen and a practical hall, porch and ground-floor WC. Upstairs, there are four double bedrooms served by a family bathroom, giving flexibility for children's rooms, guests or a dedicated study.

Outside, the property benefits from a driveway with space for multiple vehicles, an attached garage, and a private rear garden offering a pleasant outdoor space with scope to personalise.

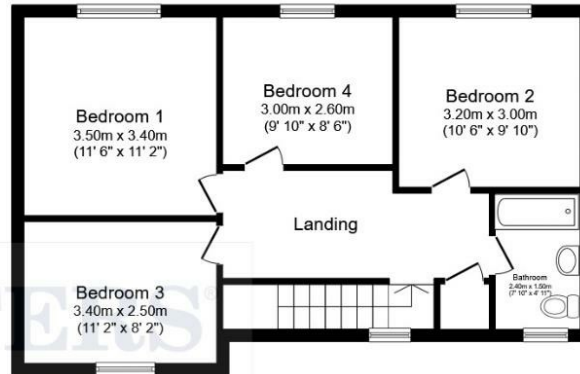
Full Sutton provides easy access to the amenities of Stamford Bridge and Pocklington, with straightforward routes towards York and the A166. The location combines village calm with practical connections to shops, schools and transport links, making it an appealing option for buyers looking for a well-located family home.







Ground Floor



First Floor

Total floor area 129.5 sq.m. (1,393 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

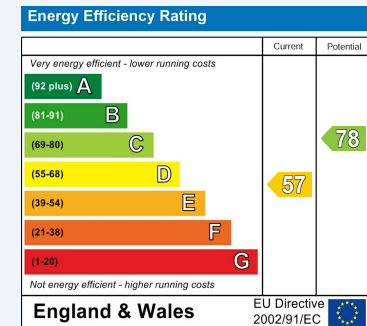
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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.