

Sand Hutton, York

, YO41 1LB

Guide Price
£1,000,000

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***** 4 DOUBLE BED DETACHED PROPERTY *** PRIVATE COUNTRYSIDE SETTING *** REFITTED OPEN PLAN KITCHEN DINER *** BATHROOM TO GROUND FLOOR *** 2 FIRST FLOOR ENSUITES *** 2.5 ACRES (APPROX) *** OUTBUILDINGS *** 2 PADDOCK AREAS *** FINISHED TO A HIGH STANDARD THROUGHOUT *** EPC RATING D - COUNCIL TAX BAND E**

We are delighted to invite you to view this recently extended and updated 4 bedroom detached property in a private setting in the sought after village of Sand Hutton less than 10 miles to York city centre. Located off Stamford Bridge Road this is a very pretty setting and accessed via a shared drive with land beyond totalling around 2.5 acres. The finish inside is stunning and we expect strong interest. Please call Hunters Easingwold for a viewing.

Property Description

The property is approached via a long shared drive to the gates leading into the gravelled driveway and you are greeted by an attractive open timber framed porch. On entering the property you are welcomed into the entrance hall with oak staircase to the first floor and a seating area beneath and doors leading out to the garden beyond. There is also an additional everyday entrance giving access via a useful boot room/lobby with door through to the impressive kitchen.

The kitchen and dining area has been refitted with a Laura Ashley kitchen with large feature Belfast sink and central island. The kitchen appliances include an electric oven, combination oven and warming drawer, integrated fridge freezer, dishwasher. Windows look out to the front and bi-folding doors open onto the patio seating area at the rear, which has an automated awning and views towards the neighbouring field with an additional side patio accessible directly from the kitchen as well. There is also a separate utility room with space for a washing machine and dryer.

The sitting room has been recently extended to the side and has a modern log-effect living flame gas fire with stone surround and hearth and bifolds again lead out to the garden. From the hallway there is also a ground floor bedroom along with a downstairs house bathroom with roll-top bath, large shower cubicle, WC and basin, the bedroom has windows to the front and patio doors to the side leading to the hot tub.

On the first floor, the landing has a large picture window overlooking the fields to the rear and a further window to the front giving it a light and airy feel. Bedroom two is a double room with rear-facing window and storage cupboard with access to a Jack and Jill shower room shared with bedroom 3 fitted with wall-mounted wash hand basin, WC, period-style towel radiator and extractor fan. Bedroom three has a window to the front and its own storage cupboard.

Bedroom one has tilt windows to the rear and opening windows to the front, with a Juliet-style glazed balcony overlooking the driveway and outbuildings. There is a walk-in wardrobe/storage area and en-suite facilities tucked away behind a privacy wall, with roll-top bath, WC, wash hand basin and a towel ladder radiator.

Outside, the property has a good-sized well maintained garden with patio seating area adjoining the kitchen, with the neighbouring field beyond and its open views.

The outside area has potential for multiple uses as it benefits from a pair of paddocks but is currently utilised with a golf practice green and 3 bay timber framed open agricultural store with 3 x 14ft wide openings which are 11ft deep. As well as this are 2 former stables outside the house approx 8ft wide by 14ft deep. In addition there is a horse shelter, greenhouse and potting shed. Finally from the drive there is a triple garage with 3 x 8ft wide double doors and a 17ft workshop attached.

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.

Agents Note

The property is heated with LPG gas
The sewerage is with a neighbouring septic tank
EPC Rating D
Council Tax Band E (North Yorkshire - Ryedale)









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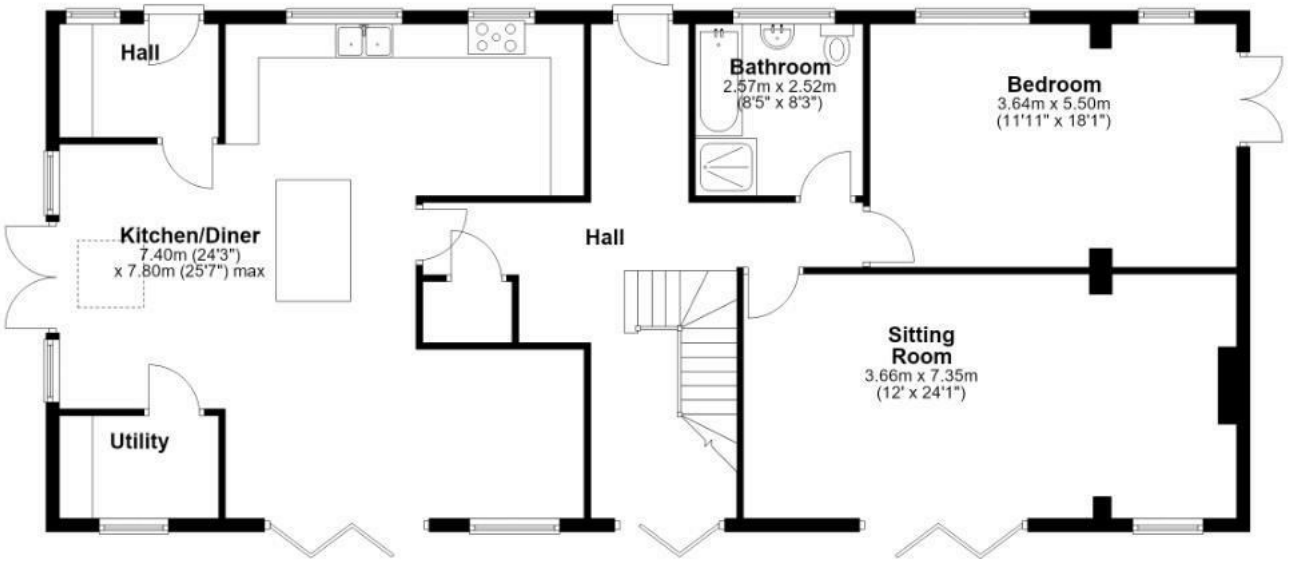




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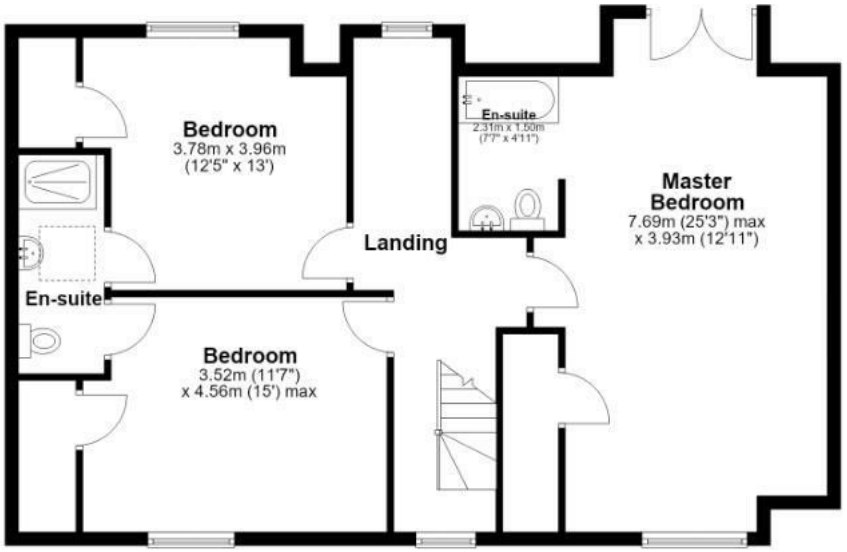
Ground Floor

Approx. 126.1 sq. metres (1357.0 sq. feet)



First Floor

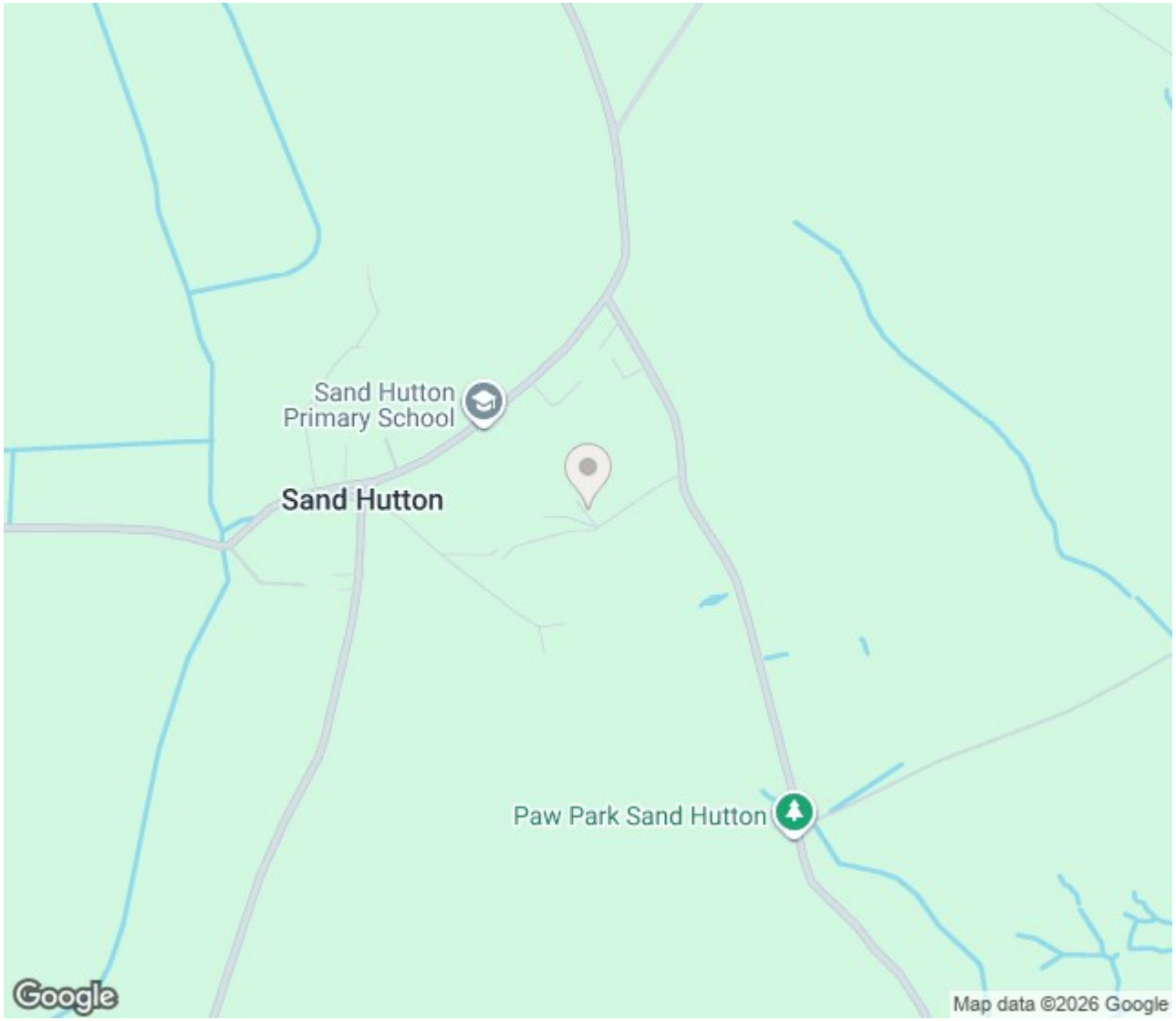
Approx. 86.0 sq. metres (925.9 sq. feet)



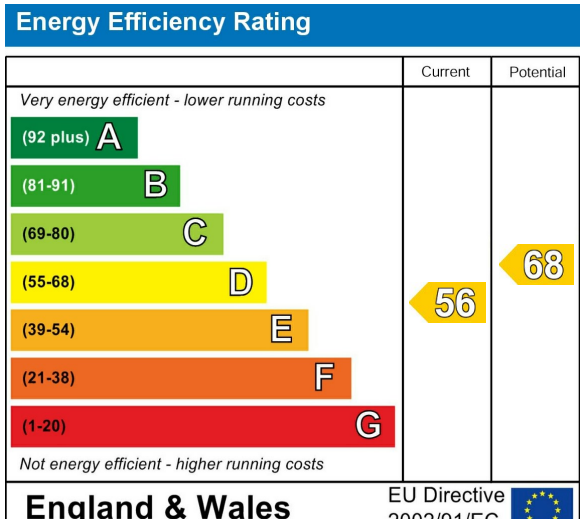
Total area: approx. 212.1 sq. metres (2282.9 sq. feet)

Not to scale-for illustrative purposes only. All measurements and fixtures including doors and windows are approximate and should be independently verified.
Prepared by Andrew N Wilson Photography
Plan produced using PlanUp.

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ENERGY PERFORMANCE CERTIFICATE



Thinking of Selling?

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