



MARK STEPHENSONS
ESTATE & LETTING AGENTS



- EXCELLENT LIVING SPACE
- FAR REACHING REAR VIEWS
- OFFERED WITH NO CHAIN
- 3 BEDROOMS, CONSERVATORY

36 Old Mill View, Sheriff Hutton, YO60 6SW

£275,000

SUPERB OPEN COUNTRY ASPECTS. CHAIN FREE SALE. GENEROUS DETACHED BUNGALOW. OIL FIRED CENTRALLY HEATED. DOUBLE GLAZED. THREE BEDROOMS. GOOD SIZED OPEN LIVING SPACE. CONSERVATORY. BRICK SINGLE GARAGE. CUL-DE-SAC POSITION. HIGHLY SOUGHT AFTER VILLAGE LOCATION. VIEWINGS AVAILABLE ON 01653 692500.



LOCATION/DIRECTIONS

The village of Sheriff Hutton lies in beautiful countryside approximately mid-way between Malton and York. The village has excellent facilities including a primary school, two public houses, an impressive Village Hall, and a Post Office/village shop

Best found by leaving Malton on the A64 towards York. Take the right hand turning signposted Welburn and follow Carr Hill Road into Sheriff Hutton. This leads onto North Garth Lane, then at the junction turn left onto New Lane and then right at the junction onto West End. Follow this as it bends left onto Old Mill View where the property can be identified by our For Sale board.

SERVICES

Mains electricity and drainage are connected to this property.

COUNCIL TAX

Band D £1,937.39

HALLWAY

From the side, built-in cupboard.

KITCHEN

10' 4" x 8' 4" (3.15m x 2.54m) Base and wall level units, rear and side windows, wall mounted central heating boiler, radiator.

DINING ROOM

10' 2" x 9' 10" (3.1m x 3m) Radiator, front archway into the lounge and rear patio doors into:-



CONSERVATORY

13' 9" x 8' 9" (4.19m x 2.67m) Radiator, uPVC double glazed windows and patio doors out.

LOUNGE

18' 9" x 12' 3" (5.72m x 3.73m) Large bay front window with radiator under, electric fire in an ornate surround, further radiator.

INNER HALL

Loft hatch and built-in airing cupboard.

BEDROOM ONE

10' 6" x 10' 3" (3.2m x 3.12m) Front window with radiator under.

BEDROOM TWO

11' 8" x 9' 6" (3.56m x 2.9m) Rear window with radiator under, recessed cupboards.

BEDROOM THREE

9' 8" x 6' 10" (2.95m x 2.08m) Front window, radiator.

BATHROOM

Three piece white suite in half tiled walls with shower attached, heated towel rail, rear window.

OUTSIDE

FRONT GARDEN

Open plan lawned frontage, handgate into garden and access upto:-



GARAGE

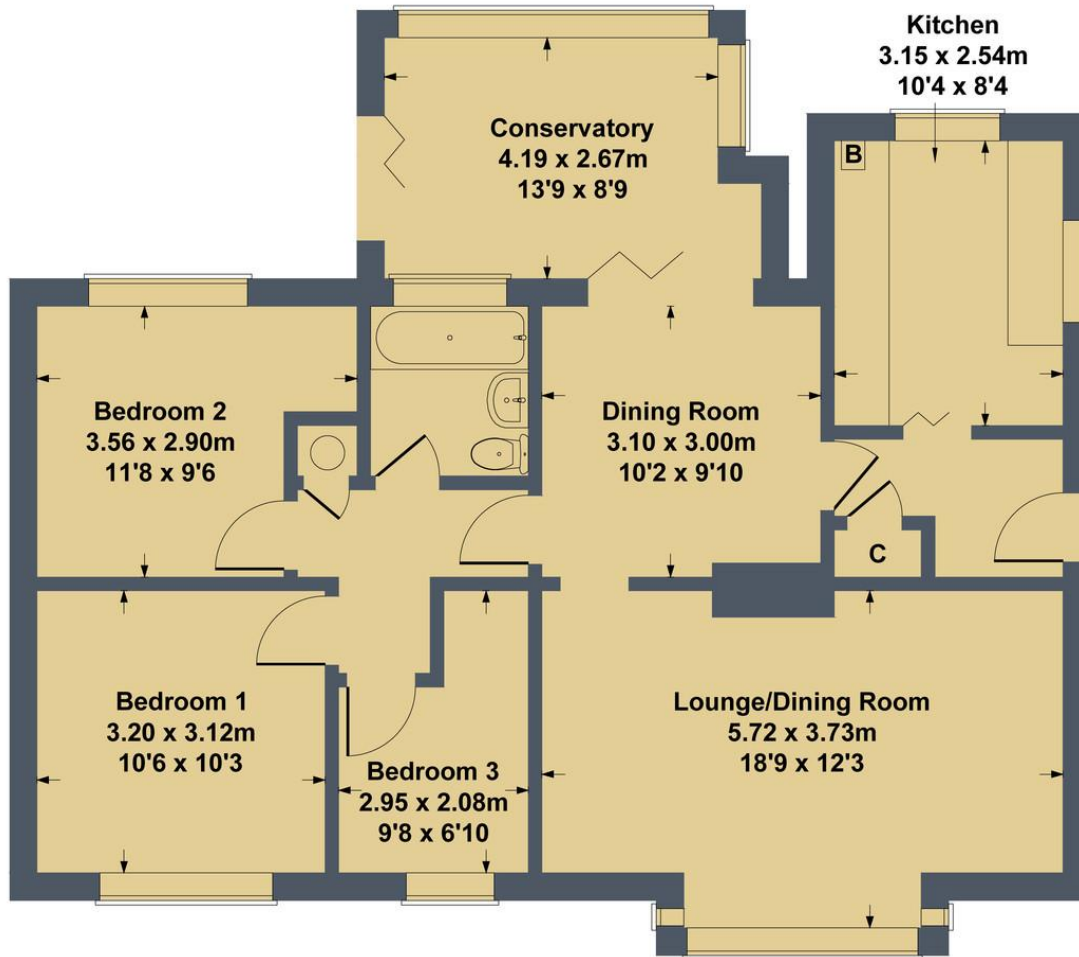
Single sized brick and tiled detached garage, side door, rear window.

REAR GARDEN

Established lawned plot and generous flagged patio enjoying totally open aspects onto the immediate adjacent farmland.



Approximate Gross Internal Area 963 sq ft - 89 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.