



18 MILL LANE AVENUE, SHERIFF HUTTON, YORK. YO60 6SL

THIS TASTEFULLY PRESENTED SEMI-DETACHED HOUSE HAVING BEEN UPDATED WITH CONTEMPORARY STYLE FITTINGS BY THE PRESENT OWNERS PROVIDES A 3 BEDROOM HOUSE WITH GOOD SIZED ACCOMMODATION. THE PROPERTY OCCUPIES A WELL ESTABLISHED POSITION, WITH OFF STREET PARKING FOR VEHICLES TO THE FRONT, IN THIS ATTRACTIVE NORTH YORKSHIRE VILLAGE LYING 12 MILES TO THE NORTH OF YORK, 4½ MILES FROM THE A64 AND OFFERING A RANGE OF LOCAL AMENITIES TO INCLUDE LOCAL SHOP AND POST OFFICE, 2 PUBLIC HOUSES, INFANT AND JUNIOR SCHOOL AND FAMOUS RICHARD III CASTLE RUINS. (DISTANCES APPROXIMATE)

GUIDE PRICE: £195,000

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SUMMARY OF PRINCIPAL ACCOMMODATION

* ENTRANCE HALL * DINING ROOM * CONSERVATORY * SITTING ROOM *
* KITCHEN * 3 BEDROOMS * BATHROOM & W.C. * UPVC DOUBLE GLAZING * MAJORITY OIL-FIRED HEATING *
* DOMESTIC OUTBUILDINGS TO INCLUDE UTILITY ROOM WITH W.C. AND STORE *
* GARDENS * VEHICLE PARKING *

ACCOMMODATION

GROUND FLOOR

13' 8" (4.17m) x 7' 0" (2.13m) overall. Ceramic tiled floor and recessed ceiling lights.

DINING ROOM:

10' 10" (3.3m) x 10' 5" (3.18m) into recess.



Wall mounted ladder radiator, Karndean Auckland Oak effect flooring, half glazed double doors opening to –

CONSERVATORY:

9' 10" (3m) x 7' 3" (2.21m).



Double panel radiator, uPVC double glazed windows and uPVC double glazed doors opening to rear garden.

SITTING ROOM:

14' 11" (4.55m) into recess x 10' 10" (3.3m). uPVC double glazed bow window, open fireplace recess with multi-fuel stove on tiled hearth and two recess cupboards.



KITCHEN:

11' 10" (3.61m) x 6' 11" (2.11m).



With range of base units incorporating 1¼ bowl stainless steel sink with mono block mixer tap and plumbing for dishwasher. (Note: The stainless steel Bosch Solitaire range cooker with LPG 5 ring hob and electric oven can be purchased by negotiation). Stainless steel extractor hood. Space for fridge, ceramic tiled floor, recessed ceiling lights and open shelving.

Access from the kitchen leads to a passageway with door to front and rear garden and domestic outbuildings to include **UTILITY ROOM WITH W.C., STORE ROOM AND OPEN STORE AREA.**

From the entrance hall a staircase with timber turned spindle balustrade and matching hand rail, rises to –

FIRST FLOOR

LANDING:

With matching balustrade, uPVC double glazed window and recessed ceiling lights.

BEDROOM 1 (REAR):

13' 8" (4.17m) into recess x 10' 10" (3.3m).



Single panel radiator, uPVC double glazed window and recessed wardrobe.

BEDROOM 2 (REAR):

10' 10" (3.3m) x 11' 10" (3.61m) to wardrobe back. Single panel radiator, uPVC double glazed window and louvered door wardrobes.

BEDROOM 3 (FRONT):

10' 7" (3.23m) x 6' 11" (2.11m).



Fitted wardrobes, single panel radiator and uPVC double glazed window.

BATHROOM:

Three piece white suite of panelled bath with Aqualisa shower, low-level W.C. and pedestal wash basin. Tiled walls, ladder towel rail/radiator, ceramic tiled floor, uPVC double glazed window and recessed ceiling lights.

OUTSIDE:

The front boundary is of mixed hedging with personal gate and double wrought iron gates leading to flagged and gravelled parking area with stone rockery and raised shrub bed. Enclosed rear garden comprises lawn with apple and pear tree.

GENERAL INFORMATION:

LOCAL AUTHORITY:

Ryedale District Council, Tel: 01653 600666.

COUNCIL TAX:

An inspection of the Valuation Office website on 30th June 2008 revealed a Band 'B' assessment.

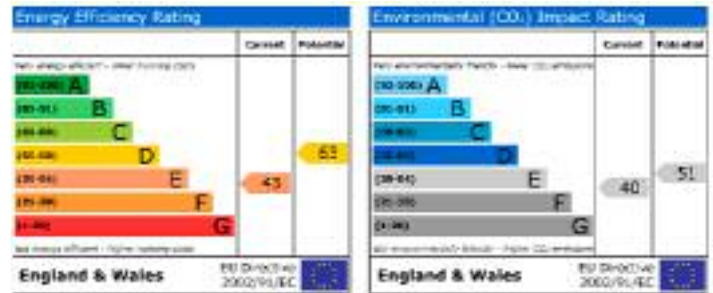
VIEWING:

Strictly by appointment with the Selling Agent, Tel: 01904 679733

DIRECTIONS:

Leave York city centre heading north to Strensall, at the mini roundabout turn left and follow the road into Strensall village. At the Half Moon Inn take the left turn signposted Sheriff Hutton. As you approach the centre of Sheriff Hutton take the left hand turning at the cross roads into West End where Mill Lane Avenue is the first turning on the left hand side and the property is situated immediately on the right.

ENERGY PERFORMANCE GRAPHS:



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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO²) emission. The higher the rating, the less impact it has on the environment.

IMPORTANT NOTICE:

These particulars which were prepared on 30th June 2008 are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4. Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5. The current availability of this property should be checked particularly if a party is travelling some distance to view.

