



HUNTERS[®]
HERE TO GET *you* THERE

Halifax Close, Full Sutton, YO41 1NU | £250,000
Call us today on 01759 487007



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(95-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		45
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(82-100)	B		83
(61-81)	C		
(39-60)	D		63
(15-48)	E		
(9-34)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

HUNTERS

Overlooking the village green, this detached family home is situated at the front of the cul-de-sac within the heart of the village. Full Sutton is located approximately 2 miles from Stamford Bridge which offers a good range of amenities, with York City Centre only 12 miles away and the market town of Pocklington 7 miles east of the village which also benefits from a range of shops, pubs and restaurants.

This well appointed property is approached via a driveway to the side leading to the detached single garage with access to the rear garden which is mainly laid to lawn with a decked seating area and a paved patio. The front door opens into the entrance hall with stairs to the first floor landing and doors to the living room, dining room/family room and kitchen diner with utility room off and downstairs cloakroom. To the first floor landing are four bedrooms with master benefiting from ensuite facilities and house bathroom.

The property also benefits from UPVC double glazing and LPG heating.

ENTRANCE HALL

The front door opens into the entrance hall with stairs to the first floor landing, ceiling coving, a radiator and doors to:

LIVING ROOM

4.75m (15' 7") x 3.45m (11' 4")

With a multi fuel burner, sliding door opening to the rear garden, a window to the side aspect and two radiators.

DINING ROOM/FAMILY ROOM

3.66m (12' 0") x 2.54m (8' 4")

With a bay window to the front aspect, ceiling coving and a radiator.

KITCHEN DINER

3.66m (12' 0") x 3.00m (9' 10") max

Fitted with a range of base and wall units incorporating integral appliances to include one and a half stainless steel sink, oven and gas hob with extractor unit over plus space for a free standing fridge freezer. With a window to the front aspect, tiled flooring, partly tiled walls, a radiator and an open archway to:

UTILITY ROOM

2.41m (7' 11") x 1.93m (6' 4")

A range of base and wall units continue from the kitchen with space and plumbing for a washing machine and tumble dryer. With a storage cupboard to one wall, wall mounted boiler, tiled flooring, a door to the rear garden and further door to:

CLOAKROOM

Fitted with a white two piece suite comprising WC and hand basin, with a window to the rear aspect and tiled flooring.

FIRST FLOOR LANDING

With access to the partly boarded loft space via drop down ladder, overstairs airing cupboard housing hot water tank, a window to the rear elevation, radiator and doors to:

MASTER BEDROOM

3.48m (11' 5") x 2.82m (9' 3")

With a window to the rear elevation, a radiator and door to:

ENSUITE

Fitted with a white two piece suite comprising WC and hand basin plus shower cubicle, with a window to the side elevation, vinyl flooring, tiled walls and a chrome ladder style radiator.

BEDROOM TWO

4.47m (14' 8") max x 3.05m (10' 0") max

With two windows to the front elevation and a radiator.

BEDROOM THREE

3.15m (10' 4") x 2.57m (8' 5")

With a window to the front elevation and a radiator.

BEDROOM FOUR

2.77m (9' 1") x 2.59m (8' 6")

With a window to the rear elevation and a radiator.

BATHROOM

Fitted with a white three piece suite comprising WC, hand basin and bath with shower over. With a window to the side elevation, vinyl flooring, tiled walls and a chrome ladder style radiator.

OUTSIDE

The front of the property is approached via a driveway to the side leading to the detached garage, with access to the rear garden which is mainly laid to lawn with a decked seating area and a paved patio.

GARAGE

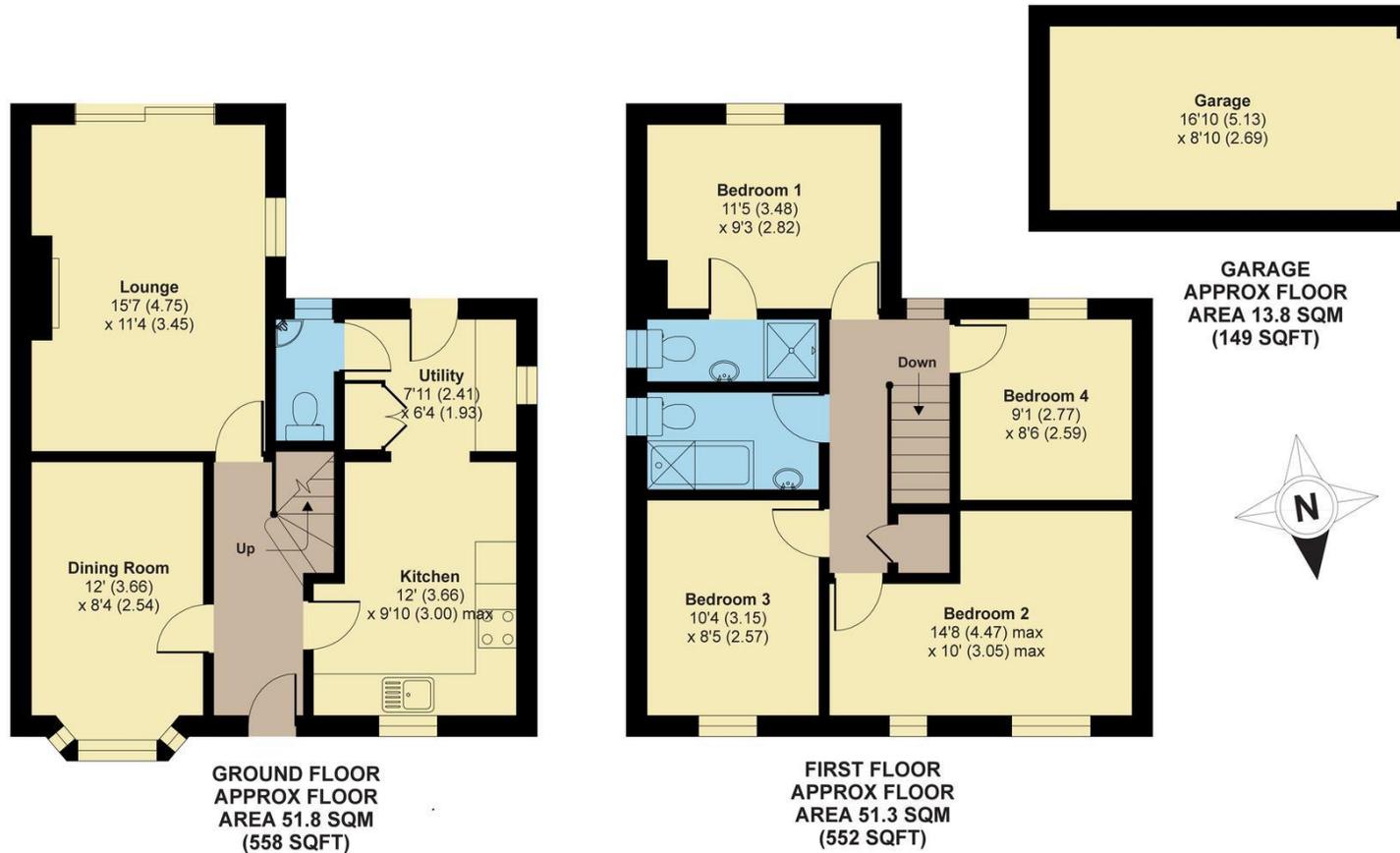
5.13m (16' 10") x 2.69m (8' 10")

Detached single garage with up and over door to the front, lighting and electrics.

SERVICES & APPLIANCES

Hunters have not tested the equipment, services or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Halifax Close, Full Sutton, York, YO41



APPROX. GROSS INTERNAL FLOOR AREA 1259 SQ FT 117 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.

Hunters 77 Market Street, Pocklington, YO42 2AE | 01759 487007 | pocklington@hunters.com | www.hunters.com

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