



Castlegarth Bungalow, Finkle Street, Sheriff Hutton, York YO60 6RA

Stephensons



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Guide Price £325,000

A surprisingly spacious 2 bedroom detached bungalow enjoying farmland castle views to the rear and offered with vacant possession and no onward chain. The living accommodation on offer includes a reception hall with cloakroom/wc, 2 formal reception rooms, kitchen, side lobby, 2 double bedrooms and a wet room complemented by a driveway, larger than average attached single garage and attractive gardens to both front and rear.

Ryedale District Council - Tax Band D

Viewings via Easingwold Office 01347 821145



A spacious reception hall with cloakroom/wc and provision for a shower leads off into a sitting room with feature fireplace and a formal dining room/snug with access out into the rear garden. The kitchen features a range of base and wall storage cupboards, freestanding appliance space and provides an opportunity to replace and restyle.

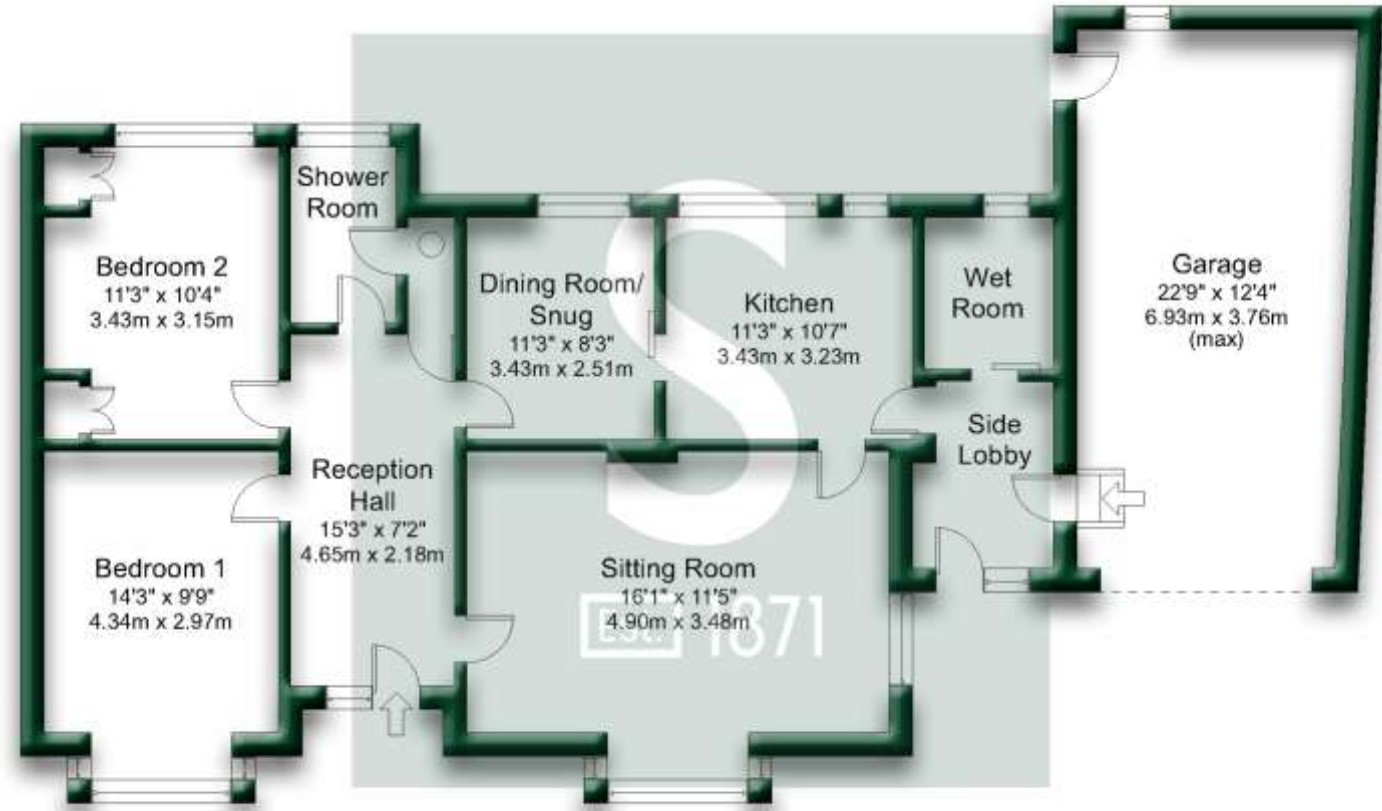
The bungalow also provides 2 double bedrooms (1 with fitted wardrobes) and a wet room located off the side lobby which also allows access into the garage and further access out onto the drive.

Other internal features of note include oil fired radiator central heating, double glazing and an opportunity to cosmetically update and improve the property in general.

Externally a driveway provides parking and access into a larger than average single garage with remote control door and a useful utility area with services for a washing machine and a tumble dryer[. The rear garden enjoys castle and elevated views across adjoining farmland and provides a low maintenance area featuring a host of shrubs, outside tap and access into the garage.







Gross internal floor area excluding Garage (approx.): 88.2 sq m (950 sq ft)

Not to Scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Services

We have been informed by the Vendor that all mains services are connected to the property except gas.

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