



HART HILL CRESCENT, FULL SUTTON YO41

£260,000

NORTH  
RESIDENTIAL

## A fantastic village home, with a spacious interior and a private garden, convenient for Pocklington, Stamford Bridge and York.

This is a wonderful home which has generous accommodation and is superbly enhanced for modern living. Full Sutton is an accessible village offering quick access into Pocklington, Stamford Bridge and close to York which has an excellent range of amenities.

This desirable property has impressive and spacious accommodation. The house benefits from attractive and flexible reception space and four bedrooms, plus double glazing throughout.



**Tenure**  
Freehold

**Local Authority**  
East Riding

**Council Tax Band**  
Band B

**EPC Rating**  
Band E





## Property Description.

The property has about 1423sqft in total including the garage, the house offers excellent space for entertaining and family living. The hall is configured to be welcoming and spacious to provide an attractive entrance to the house. The family room, garden room and sitting room are all adjacent and flow nicely into each other, making the layout perfect for sociable and family friendly space. The rooms feel welcoming, warm, and light. The garden room benefits from bi-folding doors leading into the garden.

The kitchen has a good range of wall and base units, an integrated electric hob and oven and there is direct access into the garden. The remaining ground floor accommodation includes a WC by the front entrance and a hall cupboard.

There are four good sized bedrooms to the first floor, all accessed from the galleried landing which is naturally light. The principal bedroom has an excellent range of integrated wardrobes, and the first-floor rear views look onto open landscaping beyond the house. The bedrooms share the family bathroom which has modern white fittings and a mains powered shower above the bath.

There is private drive and off-street parking to the front, together with a good-sized garage to the rear, currently used for storage. The rear garden was changed to become fully enclosed; the fence could be taken down if a new owner wanted to use the garage for a vehicle again. The rear garden offers a high degree of privacy and a patio seating area.













## Services.

We understand there is mains water, drainage and electricity, and gas bottled central heating.

## Directions.

Postcode – YO41 1LX

For a precise location, please use the What3words App [///practical.tastings.retail](https://www.what3words.com/)

## Location.

Full Sutton provides convenient access to many well-served villages and towns nearby. The village is on a bus route, there is a historic church and village green. Full Sutton offers an easy approach to the A64 providing convenient access to York, Malton, A1, Leeds Bradford airport and the M1. The popular village of Stamford Bridge is about 2.5 miles west. The village has a primary school, a well-stocked co-op supermarket, coffee shop, wine bar and restaurant, swimming pool, play park, post office, medical centre, vets, pubs, and fish & chip shop. The popular Balloon Tree farm shop is about 3.5 miles to the west. Fangfoss is about 1.5 miles to the south-east, the village has a highly regarded CoE primary school, the Jubilee play park with playing fields and an excellent pub 'The Carpenter's Arms'. The village is also home to a world famous maker of handmade rocking horses and a pottery. Fangfoss is host to an annual two-day Festival of Practical Arts. Airfield Nurseries, a short drive away, is a well-stocked garden centre.



## Location.

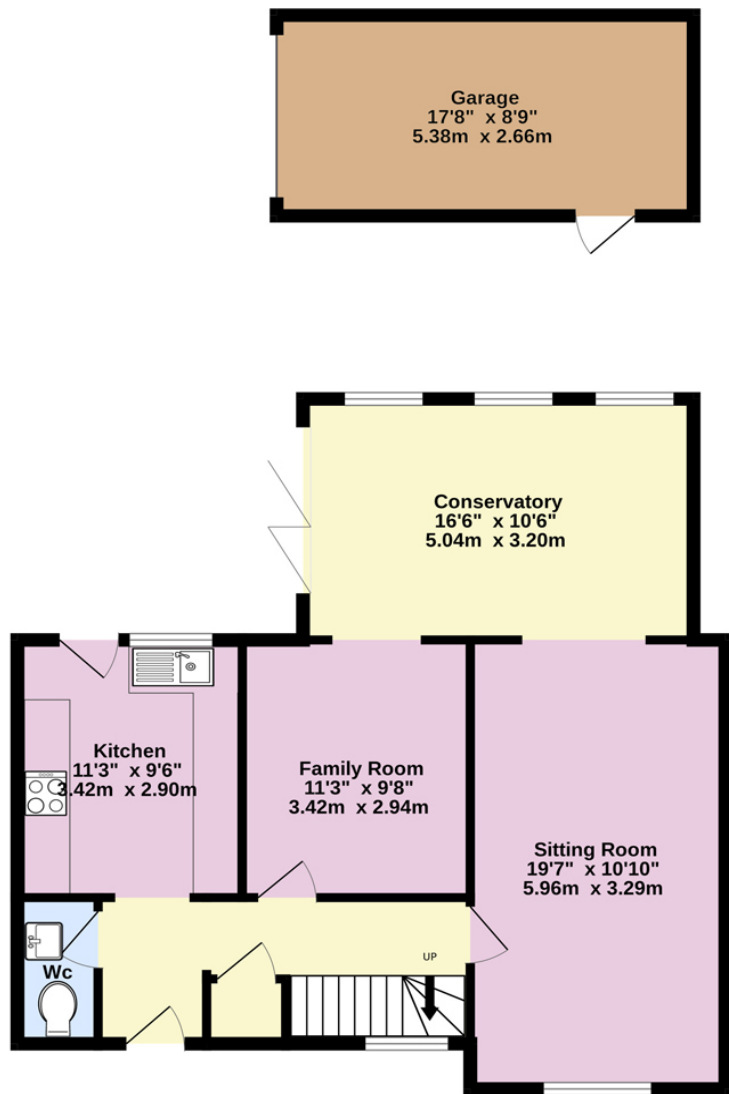
Pocklington is an historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west from the town. A rich variety of sporting, recreational, educational, and cultural activities are available. Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the town and is home to a cinema, music, comedy, and theatre productions.

The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be easily reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within an easy drive.

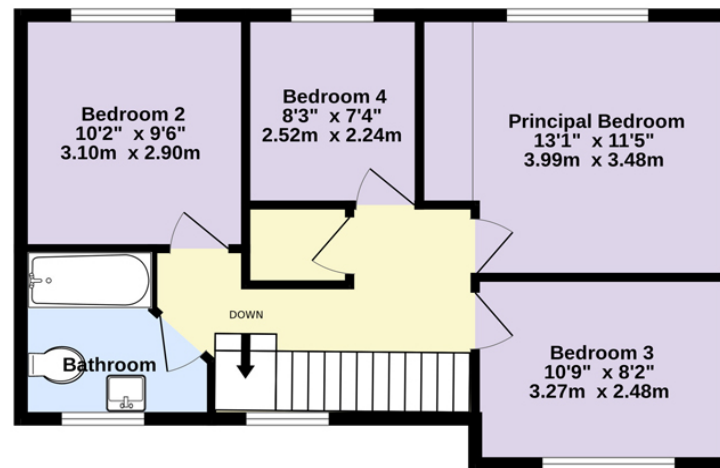
York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.



**GROUND FLOOR**  
875 sq.ft. (81.3 sq.m.) approx.



**1ST FLOOR**  
548 sq.ft. (50.9 sq.m.) approx.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated March 2024. Photographs and videos dated March 2024.

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