

23 HALIFAX WAY FULL SUTTON



An appealing, three-bedroom detached house with ample parking, garage & south-facing garden, located in an easily accessible village, close to York and within 5 miles of Pocklington.

Entrance hall, guest cloakroom, sitting room, dining room, kitchen, first floor landing, master bedroom with dressing area & en-suite shower room, two further double bedrooms & house shower room.

LPG central heating & uPvc double-glazing.

South-facing back garden, driveway parking & detached single garage.

GUIDE PRICE £299,950

Built a little over 20 years ago by Persimmon Homes, 23 Halifax Way is an appealing, three-bedroom detached house which enjoys a pleasant position within this highly convenient village, just 10 miles east of York.

The property is nicely located along a private lane, serving just three other houses, and benefits from a south-facing back garden as well as ample driveway parking and a detached single garage. The accommodation is arranged over two floors and amounts to a little over 1,000sq.ft, comprising entrance hall, guest cloakroom, sitting room with bay window, dining room with wood burning stove, opening through to a well-equipped kitchen. Upstairs is a master bedroom with dressing area and en-suite shower room, two further double bedrooms and a house shower room. All windows are uPvc double-glazed and there is LPG central heating throughout.

The house is set behind an open-plan garden, which is laid to lawn, and a gated tarmac driveway leads to a detached single garage. The main area of garden lies to the rear of the property, enjoys a south-facing aspect, and is made of lawn, a paved patio area and timber deck.

The village of Full Sutton lies approximately 10 miles east of York city centre, into which there is easy access along the A166. A range of amenities can be found in nearby Stamford Bridge (3 miles west), to include primary school, doctor's surgery, post office, a variety of shops and cafes. The market town of Pocklington is just five miles away and benefits from wide ranging amenities, including an excellent selection of independent retailers, bars, pubs and eateries, as well as an arts centre with cinema, a choice of supermarkets, leisure centre, post office and weekly market. There are good local schools within the town, and from a sports perspective there are well-supported rugby, football, cricket and tennis clubs. There are mainline railway stations at both York and Howden, with regular services to various destinations, including London Kings Cross.



ACCOMMODATION

ENTRANCE HALL

2.7m x 2.1m (8'10" x 6'11")

Return staircase to the first floor with casement window on the half landing. Coving. Fitted cloaks cupboard. Radiator.



GUEST CLOAKROOM

1.7m x 0.9m (5'7" x 2'11")

White low flush WC and wash basin. Coving. Fuse box. Port hole window to the front. Radiator.

SITTING ROOM

4.1m (into bay) x 4.0m (13'5" x 13'1")

Coving. Bay window to the front. Television point. Telephone point. Two radiators.



DINING ROOM

3.2m x 2.8m (10'6" x 9'2")

Cast iron wood burning stove. Coving. French doors opening onto the rear garden.



KITCHEN

3.9m x 2.8m (min) (12'10" x 9'2")

Range of kitchen cabinets with solid oak work surfaces incorporating a ceramic sink unit. Four ring ceramic hob with extractor hood above. Electric fan-assisted oven. Integrated dishwasher. Automatic washing machine point. LPG central heating boiler. Casement window to the rear. Understairs cupboard.



FIRST FLOOR

LANDING

Loft hatch. Radiator.

BEDROOM ONE

3.6m x 3.0m (11'10" x 9'10")

Plus 2.0m x 1.7m (including fitted wardrobes) (6'7" x 5'7")

Range of fitted wardrobes. Television point. Two casement windows to the front. Radiator.



EN-SUITE SHOWER ROOM

1.7m x 1.6m (5'7" x 5'3")

White suite comprising corner shower cubicle, wash basin and low flush WC. Extractor fan. Casement window to the side. Heated towel rail.



BEDROOM TWO

3.4m x 2.7m (min) (11'2" x 8'10")

Range of fitted wardrobes. Casement window to the rear. Radiator.



BEDROOM THREE

2.8m x 2.4m (9'2" x 7'10")

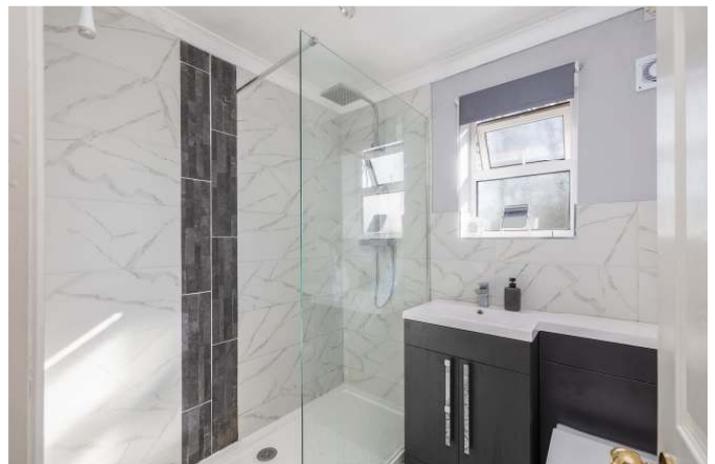
Casement window to the rear. Radiator.



HOUSE SHOWER ROOM

2.0m x 1.8m (6'7" x 5'11")

White suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Coving. Fully tiled walls. Casement window to the rear. Heated towel rail.



OUTSIDE

The main area of garden lies to the rear and enjoys a south facing aspect, featuring lawn, a paved patio area, shrub borders and timber deck. A tarmac driveway runs alongside the house, leading to a garage, and there is a further garden area to the front of the house.

SINGLE GARAGE

5.1m x 2.8m (16'9" x 9'2")

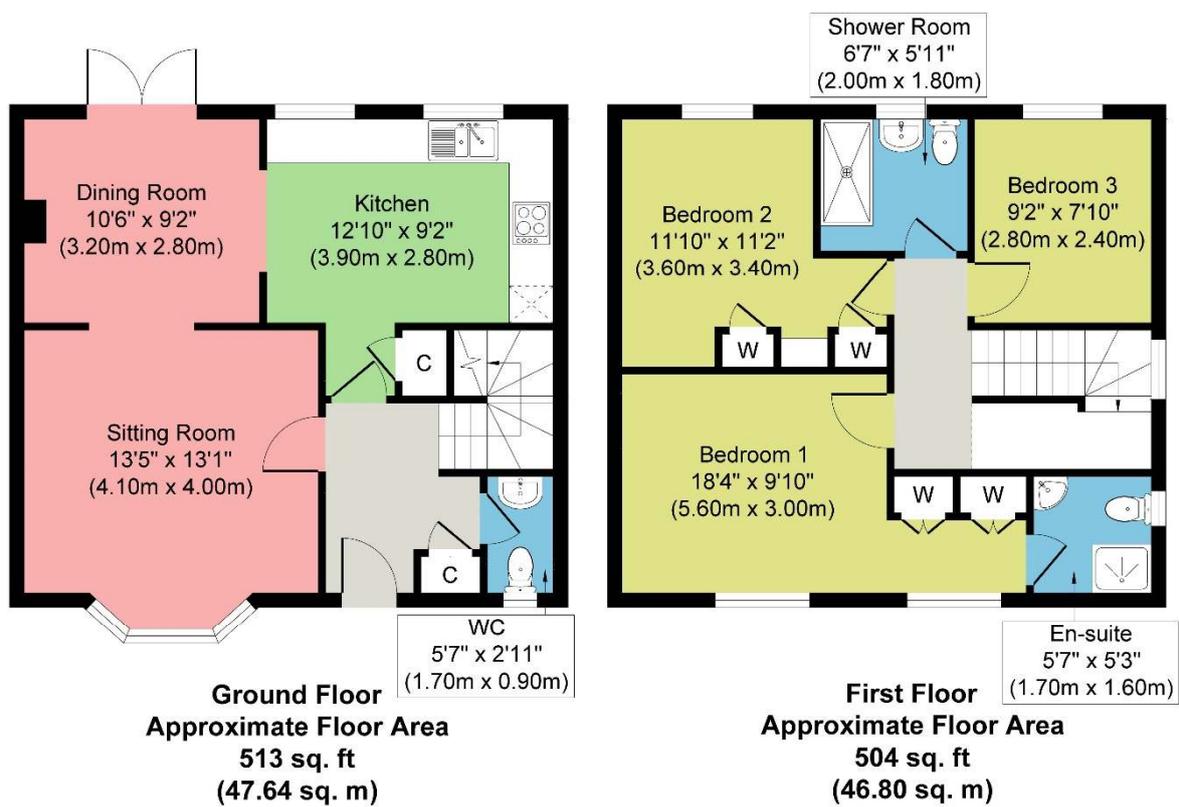
Up and over door to the front. Electric light and power.



GENERAL INFORMATION

Services:	Mains water, electricity and drainage. LPG central heating.
Council Tax:	Band: D (East Riding of Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO41 1NU.
EPC Rating:	Current: E48. Potential: D61.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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