

Peter
illingworth
ESTATE AGENTS



**The Little House, Sinnington
York, YO62 6SH
Price Guide £310,000**

www.peterillingworth.co.uk

A real lifestyle opportunity to acquire a three bed-roomed semi-detached house in the attractive village of Sinnington. There is a small private garden to the rear and an enclosed garden to the front. The property is situated within the village Conservation area but is outside the North York Moors National Park and is considered a most desirable residential area.

The accommodation briefly comprises: Sitting room, fitted kitchen, Conservatory. Utility room. Double ground floor bedroom with en-suite shower room. First floor: landing, two bedrooms and house shower room.

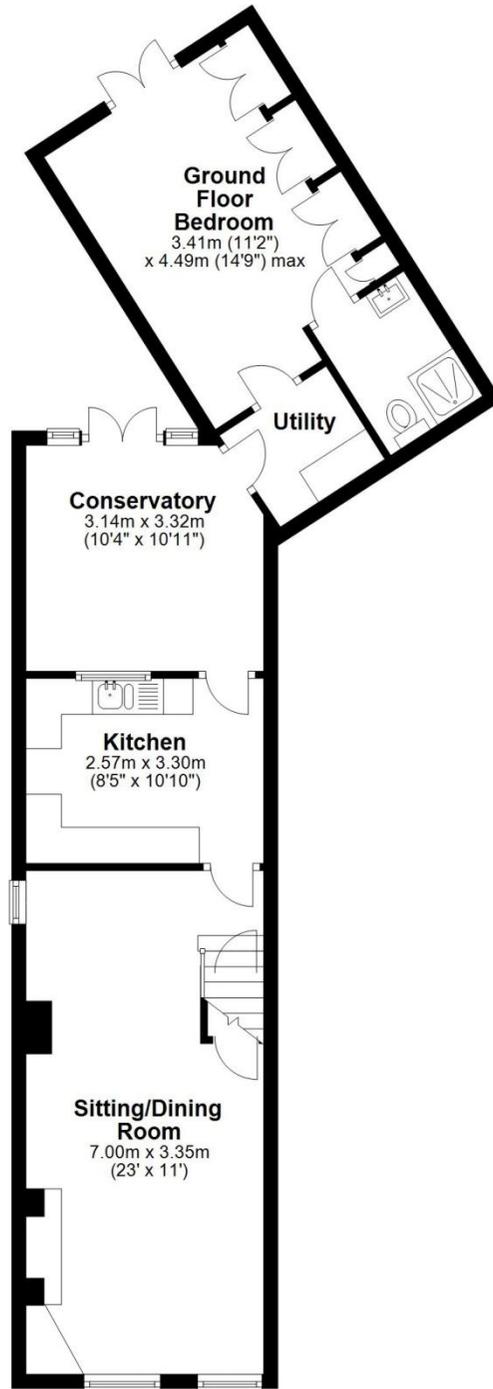
Access to the property is at the rear reached by the driveway to the side, that falls within the properties ownership.

Sinnington is one of North Yorkshire's most outstanding villages which is divided by the River Seven and is very popular with walkers. The village has a highly regarded pub/restaurant known as the F & H Country Inn.

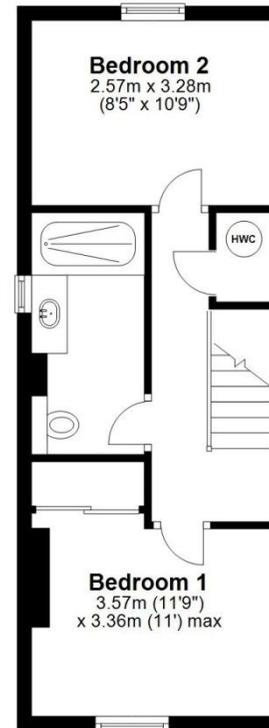
This property will make a lovely home as well as being in a wonderful location to explore the ancient city of York, and by contrast the beautiful coastal villages such as Robin Hoods Bay and Staithes The well-known Market towns of Pickering, Kirkbymoorside and Helmsley are a few minutes away, and the area is easily commutable with the nearest railway stations being Malton and Thirsk.



Ground Floor
Approx. 63.9 sq. metres (688.3 sq. feet)



First Floor
Approx. 32.4 sq. metres (348.7 sq. feet)



Total area: approx. 96.3 sq. metres (1037.0 sq. feet)
The Little House, Sinnington





Tenure: We understand the property to be freehold. Freehold vacant possession will be given on completion.

Services: Mains electricity, gas, water and drainage are laid on.

Some room Details: Sitting room a rectangular shape which lends itself to dining possibilities. Includes an Eco-friendly Wood Burning Stove. Fully fitted Kitchen with Makstone worktop, Porcelain sink and includes a Stoves gas oven, dishwasher, and larder fridge. Utility Room includes a Bosch fridge-freezer and washing machine, dryer. The house shower room could be large enough to contain a small bath should one be desired.

Gas central heating and a new Boiler and Thermostat added 2 years ago

Note: Applicants are advised to visit the following site to understand the risk of flooding <https://check-long-term-flood-risk.service.gov.uk/search?postcode=yo62%206SH#>

Rights of Way: It should be noted the neighbours to the south have a pedestrian and vehicular right of way. The current owner has advised us the neighbouring properties have not used this vehicular right of way over the last 10 years.

EPC: Band D

Property Tax: Band B

Location: What3words///fully.forest.series

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Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107.



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