



The Croft Hutton-Le-Hole, York, YO62 6UD

£425,000

- Offered for sale with no onward chain
- Excellent ground floor accommodation
- Oil fired central heating system
- Highly regarded National Park village
- Three bedrooms, two bathrooms, utility
- Excellent potential for reconfiguration
- Delightful & generous rear gardens
- Rear access to large garage & parking

The Croft , Hutton-Le-Hole YO62 6UD

The Croft is a traditional stone and pantile cottage enjoying a slightly elevated position with truly delightful private rear gardens enjoying a stunning backdrop of open fields and woodland beyond. Extended over past years to the ground floor The Croft now offers generous living and dining kitchen space, utility, three bedrooms and two bathrooms. The accommodation is extremely practical and served by oil fired central heating but we expect a new owner may now wish to update and perhaps reconfigure. Located in this highly sought after National Park village The Croft is offered for sale with the benefit of having no onward chain.



Council Tax Band: E



General information

Hutton-le-Hole has a delightful selection of craft shops, tea rooms and a traditional inn serving good food. The River Beck runs through the village, where the sheep peacefully roam the grassy banks and there are walking and cycling tracks galore.

The quaint market towns of Kirkbymoorside (3.7 miles) and Helmsley (9.4 miles) are close by, where there are top quality and quirky shops to browse through, renowned restaurants and delicatessens and attractions including the Helmsley Walled Garden and the International Centre of Birds of Prey at Duncombe Park.

The famous North York Moors steam train departs from Pickering about (9 miles away) and transports passengers to the fishing port of Whitby, the traditional seaside resorts of Scarborough and Filey are also within an easy drive. There are abbey ruins to visit at Rievaulx and Byland and stately homes at Nunnington Hall and Castle Howard.

The village is popular with commuters needing access to the A1(M), and the A19 provides convenient access to York, Darlington and Thirsk.

Services

Mains electricity, water and drainage. Oil fired central heating system via the floor standing boiler in the utility. The oil storage tank is at the right side of the cottage.

Hallway

Front entrance door. Extensive store cupboards, beamed ceiling, radiator, stepping up to:-

Bathroom

Rear window, three piece suite and radiator.

Sitting/dining room

Double bay aspect main reception with two front windows, one side and one

into the kitchen. Impressive beamed ceiling, full length stone fireplace, laminate floor, two radiators, double doors into:-

Dining kitchen

Superbly spacious room with three rear facing windows and door. Base and wall level units, two radiators, part laminate and part tiled floor, door to :-

Utility room

Two side windows and Velux, floor standing Worcester oil fired boiler, plumbed for washing machine.

First floor landing area

Bedroom 1

Rear and side facing windows, exposed trusses and radiator.

Bedroom 2

Front and rear windows, exposed trusses, radiator and door to :-

Bedroom 3

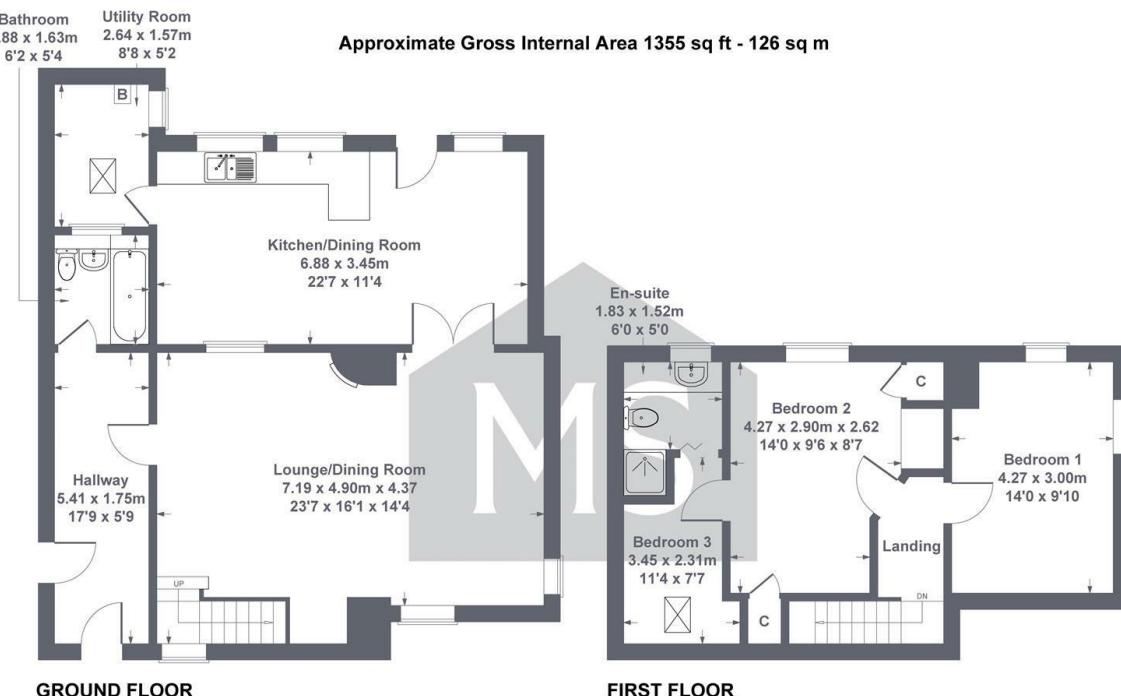
Front facing Velux, wardrobes, shower cubicle, sliding door to :-

En-suite

Rear window, w/c, wash basin and radiator.

Outside space/gardens

Foot access from the road is given up stone steps through a hand gate at the right hand side of the cottage leading into the rear. The rear kitchen door leads into a lovely flagged patio space stepping up to the truly delightful gardens. In all the gardens are of some significant size enjoying a most attractive hillside wooded back drop and include well established lawns continuing upwards through a hand gate leading in turn to parking area with DETACHED TIMBER GARAGE/STORE with double gates from the back lane.



Directions

On entering the village from the south/A170 before reaching the main part of the village Main Street take the fork off to the left. After only approx 200m The Croft is set up on the left side.

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	