



Olive Cottage, Hatkill Lane,
Full Sutton YO41 1HW
Chain Free £340,000



ABOUT THE PROPERTY

Are you looking for a character property full of charm with beamed ceilings and a cosy log burner to warm yourself by? Then Olive Cottage offered with no forward chain and situated in the rural village of Full Sutton could be just what you are looking for!

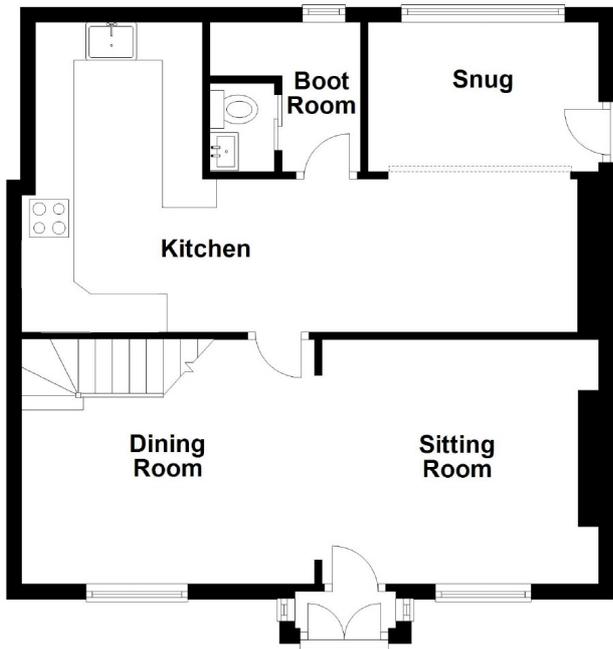
Take a step inside through the porch to be welcomed by a cosy living room with inglenook fireplace and log burner opening up into the dining room with beamed ceilings throughout. The open fitted kitchen has granite working surfaces and upstands, a Belfast sink, eye level oven and microwave, integrated dishwasher, feature fireplace and space for a dining table. Leading off the kitchen you step down into the snug with a large window overlooking the rear garden. There is also a boot room and W.C. To the first floor lies three double bedrooms and a high quality family bathroom complete with a walk in shower and roll top bath. There is electric underfloor heating throughout the property.

Externally, the front garden is well stocked with an array of plants and shrubs creating a lovely cottage feel. To the rear there is a fully enclosed well stocked Japanese inspired garden with patio area, greenhouse, garden shed and a garden office ideal for those who work from home. The property also benefits from having its own garage.

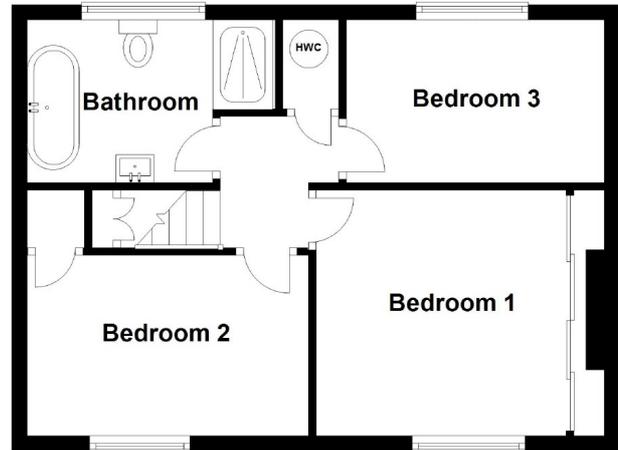
Viewing is highly recommended to appreciate the full charm this property has to offer, contact us today to arrange your appointment!



Ground Floor



First Floor



Total area: approx. 97.8 sq. metres (1053.1 sq. feet)

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

ROOM MEASUREMENTS

ENTRANCE PORCH

SITTING ROOM	3.62m x 3.22m
DINING ROOM	3.84m x 3.68m
KITCHEN	6.91m max x 3.81m narrowing to 2.20m
SNUG	2.84m x 1.93m
BOOT ROOM	2.07m x 0.91m
W.C	
BEDROOM ONE	3.73m x 2.97m + wardrobes
BEDROOM TWO	3.76m x 2.74m
BEDROOM THREE	3.36m x 2.10m
BATHROOM	3.26m max x 2.07m
GARAGE	6.06m x 2.49m



AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday &
9 am - 3 pm Saturday.

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmeffieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority





LOCATION

Full Sutton is a rural village located two miles East of Stamford Bridge, where a range of facilities and amenities including infant and junior schools, doctors, shops, public houses, library, sports club and Post Office can be found.

TRAVEL



A166



A64



M62

APPROX

Distance by (Car)



York



Leeds



Hull



Chartered Surveyors

Estate Agents

Lettings Agents &

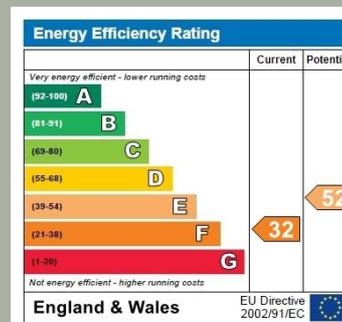
Auctioneers

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