



**6 SAND HUTTON COURT, SAND HUTTON**  
£300,000

**Carter Jonas**

## 6 SAND HUTTON COURT, SAND HUTTON, YO41 1LU

Nestled in the picturesque village of Sand Hutton, this stunning 2 bedroom barn conversion exudes charm and character. Offered with no chain, the property has been tastefully renovated to create a stylish and surprisingly spacious living space, perfect for modern living.

The welcoming entrance hallway leads into the dining hall and spacious living room, featuring a vaulted ceiling, exposed wooden beams and a working open fireplace, creating a warm and inviting atmosphere. The well-appointed kitchen is well designed, with ample storage space and modern appliances. There are several sky lights throughout the property allowing an abundance of natural light to flood into each room.

There are 2 bedrooms with the principle benefitting from built in wardrobes, the modern bathroom is sleek and stylish, with a luxurious feel.

Outside, the property benefits from a pretty garden, ideal for enjoying the tranquil surroundings. The property also benefits from garaging and off-street parking.

The property would work for a wide range of buyers including 1st time buyers, downsizers and those looking for an investment property as a holiday let.

Located just a short drive from the historic city of York, residents can enjoy the best of both worlds - a peaceful village setting with easy access to the amenities and attractions of the city. Don't miss your chance to own this beautiful barn conversion in a sought-after location. The property is accessed through the archway into a communal courtyard.

Services.

Mains services are installed. Oil fired central heating.

- Broadband Coverage - Please go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile coverage - please go to <https://checker.ofcom.org.uk/>

**TENURE** Freehold

**EPC BAND** F

**A PRETTY BARN CONVERSION BENEFITTING FROM GARAGING AND OFF STREET PARKING; SITUATED IN A POPULAR VILLAGE TO THE NORTH EAST OF YORK.**



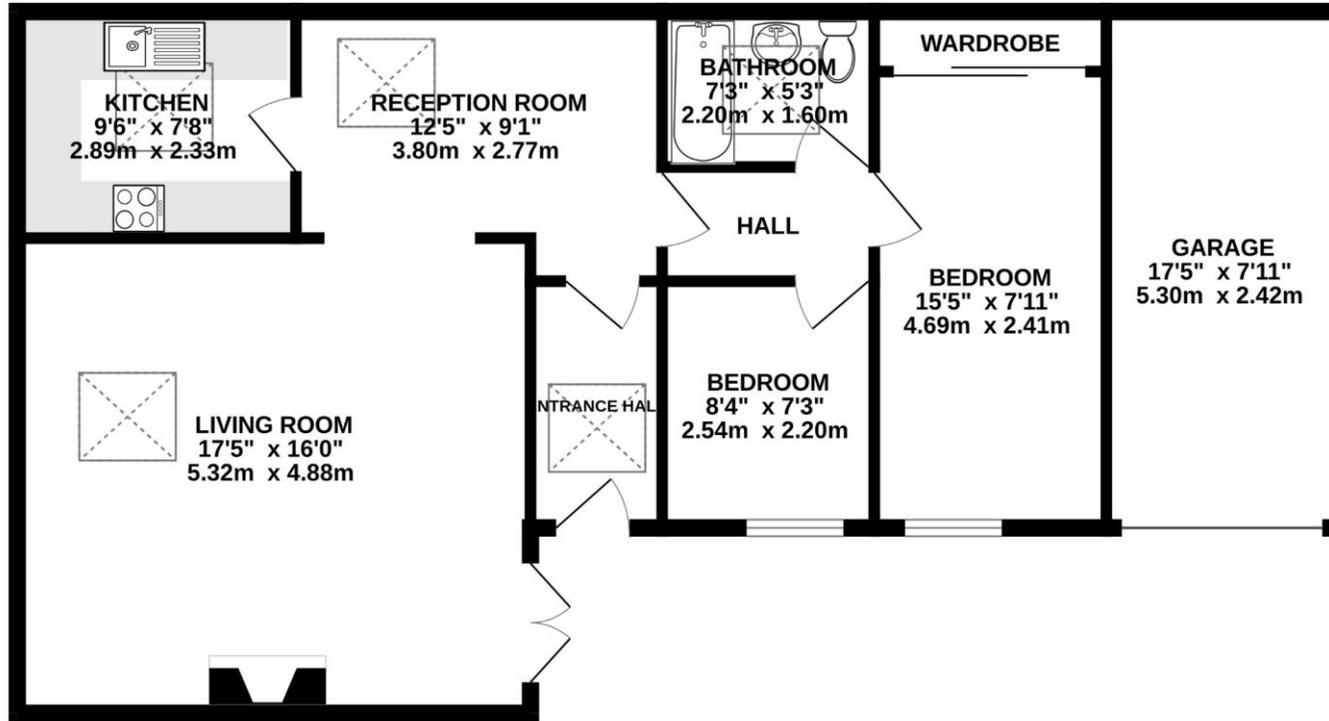


Classification L2 - Business Data



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GROUND FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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