



Best Small Development
The Yorkshires.
Residential Real Estate
Awards 2023

Ivy Cottage Carr Lane
Sutton On The Forest York, YO61 1EB

Guide price £475,000

EXCLUSIVE DEVELOPMENT WITHIN THE SOUGHT AFTER VILLAGE OF SUTTON ON THE FORSET
STYLISHLY APPOINTED BY A QUALITY INDEPENDANT BUILDER
SMALL EXCLUSIVE DEVELOPMENT OF FIVE PROPERTIES
IVY COTTAGE IS A 1380 SQFT END TERRACE WITH THREE BEDROOMS
WITH A 10 YEAR HOME PROOF STRUCTURAL WARRENTY
THIS SMALL DEVELOPMENT IS SOMETHING OF A RARE FIND.
AIMING TO BE COMPLETED SEPTEMBER 2024

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KEY FEATURES

Single Garage with 32 Amp Electric car charging point and private off street parking for two cars at the rear.

Front door leading to central hallway and ground floor cloakroom (WC) and storage.

Stunning open-plan Kitchen/living family diner with bi-fold doors leading to east facing terrace and private enclosed garden which leads on to open countryside views.

Separate Utility, Study / Snug to ground floor

Master bedroom with en-suite shower room and ample space for wardrobes (optional extra).

Further two bedrooms House bathroom with bath and shower over bath

Further storage off the landing area

Air source heat pump and underfloor heating to the ground floor – radiators to the first floor.



AGENTS NOTE

IMPORTANT NOTE TO POTENTIAL PURCHASERS

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller.

LOCATION

Rarely do opportunities such as this arise in Sutton On The Forest, a pretty former estate village which is still dominated by Sutton Hall at its centre. Many of the houses date from the 1700s and front the wide village street and grassed greens. The village has a reputable primary school and bus service with more extensive facilities available within the Georgian market town of Easingwold some 4.5 miles away. Sutton on the Forest has long been regarded as a particularly sought after village location. Strensall is only 10 minutes away, providing access to shops and supermarkets, while Monks Cross and the Vanguard Shopping Park offer a wider range of options. York City Centre is a short drive away with its mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than two hours to Kings Cross.

VIEWINGS

Strictly by appointment through the selling agent, Craven Holmes Estate Agents, 01423 329010 Email, sales@craven-holmes.co.uk



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		