



CRADDOCK ROW, SANDHUTTON, YO7

OFFERS IN THE REGION OF £260,000



Northallerton  
Estate Agency





# Craddock Row

Sandhutton, YO7

**LOVELY THREE BEDROOM FAMILY HOME WITH VIEW  
OUT ONTO THE COUNTRYSIDE.**

- SEMI DETACHED
- CONSERVATORY
- UTILITY ROOM

- GARAGE
- LOG BURNER
- WORKSHOP



5 Craddock road is a recently refurbished family home in the lovely village of Sand Hutton. The property boasts gardens to the front and rear of the property. The front of the property enjoys a driveway with a car port leading into the garage. The property is immaculately presented through out and has been updated to a high standard. Most rooms enjoy new oak doors and newly fitted carpets or laminate flooring. The front room is spacious and airy and boasts a wood burning stove. The kitchen is open plan with the dining room and enjoys a new range of modern white fitted base and wall cupboards. Within the kitchen you will find an inset four ring Lamona hob and built in oven below. There is space for slimline dishwasher and an integrated tall fridge freezer. The dining area leads nicely into the conservatory with stone tiled flooring and views out onto the rear garden area. Access is also gained here for the utility room with plumbing for a washing machine. Outside there is a large lawned garden area with beautiful views out onto the open countryside. Attached to the back of the garage the

property is a handy workshop. Upstairs the property boasts three good sized bedrooms all freshly decorated, light and airy. There is a modern shower room with a large walk in shower, Mira sport electric shower, w/c, sink unit and heated towel rail.

## VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

## TENURE

Freehold

## SERVICES

Mains water, electric and drainage.

NYCC COUNCIL TAX BAND - C





Call us to arrange a viewing on **01609 771959**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
111-121	B		
89-104	C		
65-84	D		
49-64	E		
35-48	F		
21-34	G		
1-20	H		
Very energy inefficient - highest running costs			
England & Wales		Current	Potential
		2020/21 EPC	2020/21 EPC

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