



## **Middleton House, 1 Castle View Court, Sheriff Hutton, York, YO60 6RA**

A brand new 5 bedroom detached family home providing highly efficient and luxuriously appointed accommodation of close to 2500sqft and finished to an exacting standard. The property occupies a prominent position within the centre of this much sought after village approximately 10 miles north of York.



## Middleton House, 1 Castle View Court, Sheriff Hutton, York, North

York 10 miles, Malton 10 miles, Easingwold 9.7 miles (all distances approximate)

**Guide Price: £875,000**

- Brand new 5 bedroom detached family home
- Energy efficient features
- Quality fixtures & fittings throughout
- Sought after village location
- Designed for modern family living



## General remarks

### THE PROPERTY

Middleton House is the last remaining unit on this exclusive development of just 6 detached houses. They have been individually designed to provide energy efficient accommodation which includes air source heating with underfloor heating to the ground floor, solar panels, EV charging and a high level of insulation.

This superb family home has been finished to an exacting standard which includes a stunning living kitchen with bi-fold doors opening on to the walled gardens, a fitted kitchen with Bosch appliances and opening to the sitting and dining areas. In addition to this, there are three receptions rooms, a large central reception hall and 5 double bedrooms and two bathrooms. A number of the rooms offer views directly towards the castle which lies within the village.

### OUTSIDE

The property enjoys garden areas on all sides of the house with the main enclosed areas lying to the sides and rear which are principally laid to lawn with paved patio areas. There is private off street parking and a double garage.

### LOCATION

Sheriff Hutton is a popular village which includes the historic castle which was once a royal residence and is situated on the highly sought after northern side of York. It has vibrant and active community which provides a surprising number amenities including a post office and shop, village hall, a traditional pub, a deli/coffee shop and a cricket club. The historic city of York offers a wealth of independent shops, restaurants and amenities and for the commuter, there is quick access to York northern ring road which in turn provides direct links to the A1(M) and York offers mainline rail services to London Kings Cross and Edinburgh.

## Middleton House, Sheriff Hutton, YO60 6SR

Approximate Gross Internal Area  
 Ground Floor = 1298 sq ft / 120.6 sq m  
 First Floor = 1182 sq ft / 109.8 sq m  
 Total = 2480 sq ft / 230.4 sq m

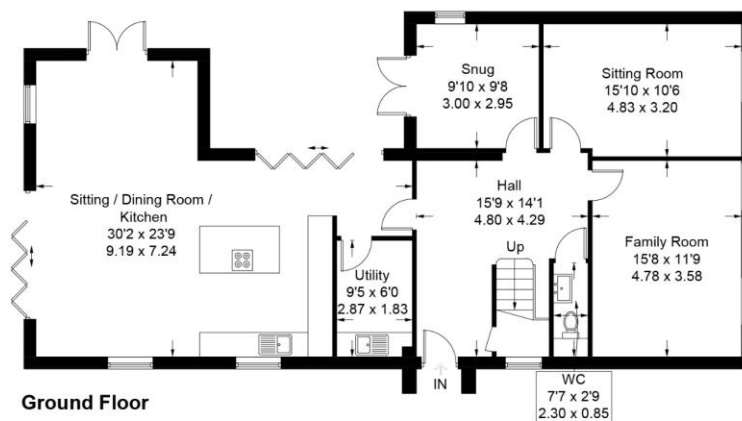

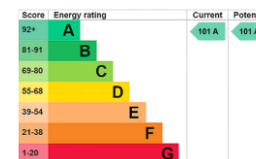


Illustration for identification purposes only, measurements are approximate, not to scale.

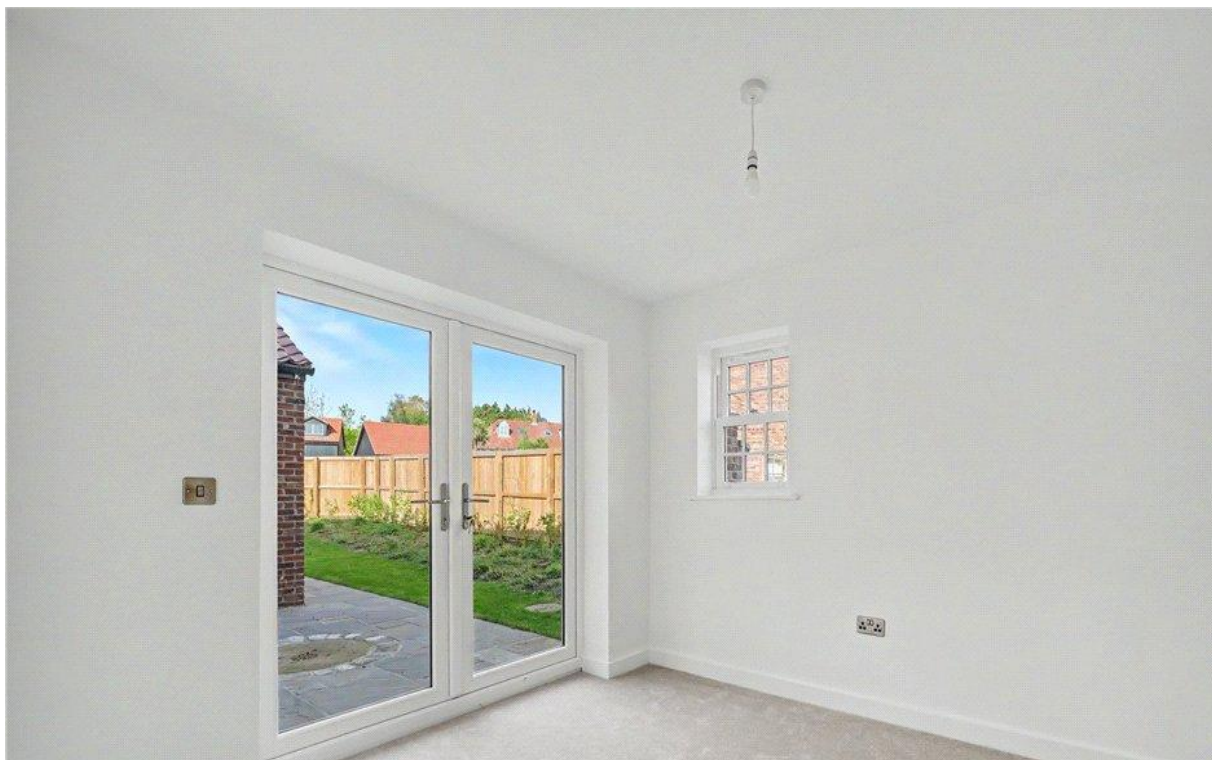
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## Directions

Postcode: YO60 6RA

what3words: /// react.snuggled.spent

## Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band E

## Tenure, Services & Parking

- Freehold
- Mains water, electric and drainage. There is air source heating with underfloor heating on the ground floor and solar
- Private parking and a double garage

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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