



Knapton House, Hart Hill Crescent,  
Full Sutton, YO41 1LX  
£325,000





## ABOUT THE PROPERTY

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Nestled in the picturesque village of Full Sutton, this charming detached house seamlessly combines contemporary living with comfort, offering an ideal space for family life.

The moment you step inside, you'll be greeted by a bright and airy atmosphere that flows throughout the home.

The ground floor is enhanced by underfloor heating, ensuring warmth and comfort throughout the living spaces. A convenient downstairs WC adds practicality for family living. The spacious sitting room features double doors that lead to a large, open-plan dining kitchen, which is fully equipped with integrated appliances – perfect for family gatherings or entertaining guests. An integral garage provides additional storage space or the potential for further customization, and is equipped with plumbing for a washing machine.

Upstairs, a large, light-filled landing provides access to the loft, offering additional storage potential. The master bedroom is generously sized, complete with a modern en-suite shower room. There are three further well-proportioned bedrooms, ideal for children or guests, and a family bathroom.

Externally, the property boasts a driveway to the front, providing off-road parking, alongside an attractive lawn area. To the rear, the garden offers a fantastic space for outdoor living – mainly laid to lawn with a lovely patio area, perfect for al fresco dining or relaxing in the sunshine.

This home truly offers a wonderful balance of space, comfort, and style in a tranquil village setting.









Tenure: Freehold  
East Riding of Yorkshire Council  
Band: D

## THE ACCOMMODATION COMPRISES:-

### GROUND FLOOR

#### ENTRANCE HALL

Composite front entrance door and stairs leading to the first floor.

#### WC

0.92m x 1.64m (3'0" x 5'4" )

Low flush WC, pedestal wash hand basin and tiled flooring.

Underfloor heating and opaque window to the front.

#### SITTING ROOM

3.85m max x 4.84m (12'7" max x 15'10" )

Window to the front, electric fire in surround, underfloor heating, TV aerial point and double doors leading to:

#### DINING KITCHEN

8.11m x 3.13m (26'7" x 10'3" )

Kitchen comprising wall and base units, 1.5 bowl sink unit and integral appliances to include fridge freezer, electric eye level oven, electric hob and dishwasher.

Underfloor heating, TV aerial point, extractor fan, part tiled walls and wood laminate flooring.

2x windows to the rear & french doors to the rear.

Understairs cupboard & personal door leading to:

#### INTEGRAL GARAGE

2.99m x 5.92m (9'9" x 19'5" )

Electric up and over door, power and light.

Wall mounted gas boiler and plumbing for washing machine.

### FIRST FLOOR

#### LANDING

Radiator, access to loft and electric sockets.

#### MASTER BEDROOM

3.18m x 6.31m (10'5" x 20'8" )

Window to the front elevation, radiator, TV aerial point and door leading to:

#### EN SUITE SHOWER ROOM

2.43m x 1.69m (7'11" x 5'6" )

Opaque window to the rear elevation.

Suite comprising shower cubicle, low flush WC, shaver point and wash hand basin set in vanity unit. Part tiled walls, extractor fan and chrome towel style radiator.

#### BEDROOM TWO

2.75m x 4.08m (9'0" x 13'4" )

Window to the front elevation, radiator and TV aerial point.

#### BEDROOM THREE

2.75m x 3.91m (9'0" x 12'9" )

Window to the rear elevation, radiator and TV aerial point.

#### BEDROOM FOUR

1.95m x 2.29m (6'4" x 7'6" )

Window to the front elevation, radiator and TV aerial point.

#### FAMILY BATHROOM

2.69m x 1.68m (8'9" x 5'6" )

Opaque window to the rear elevation.

Suite comprising panelled bath with shower over and glass shower screen, low flush WC and wash hand basin. Part tiled walls, tiled floor, extractor fan and chrome ladder style radiator.

#### OUTSIDE

Externally, the property offers off road parking and a lawned garden to the front.

The rear garden is mainly laid to lawn with a patio area, shrub border and a combination of hedge and fence boundaries. There is an outside tap and underground LPG tank and two side access gates.

### ADDITIONAL INFORMATION

#### SERVICES

LPG central heating. Mains electricity and drainage. Telephone connection subject to renewal by British Telecom.

#### APPLIANCES

None of the appliances have been tested by the Agents.

#### TENURE & COUNCIL TAX

Tenure: Freehold

East Riding of Yorkshire Council. Council Tax Band D.

#### BROADBAND

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### MOBILE

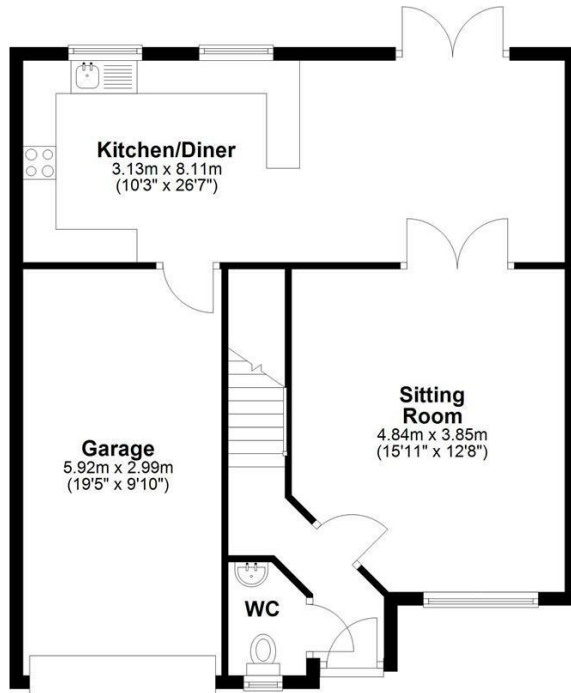
For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### REFERRAL FEES

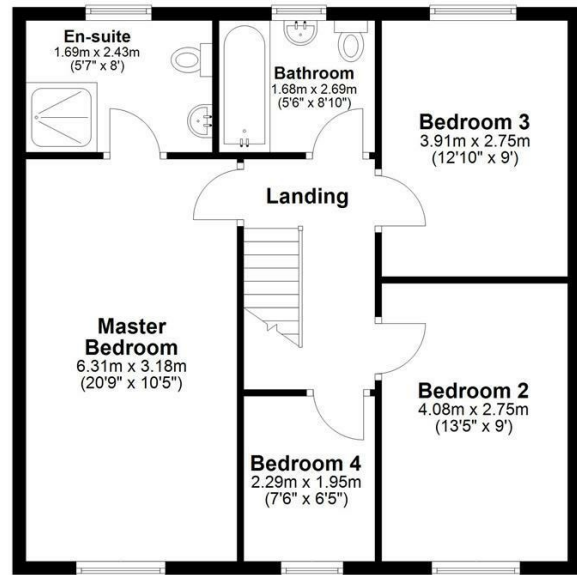
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.



## Ground Floor



## First Floor



Total area: approx. 139.6 sq. metres (1502.3 sq. feet)

### AGENTS NOTES

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 and 9 am to 3 pm Saturday

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

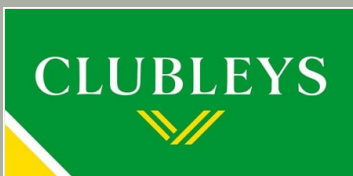
### FREE VALUATIONS FOR SALE

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 professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.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. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

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 a 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.



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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	74	85
EU Directive 2002/91/EC		

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.