

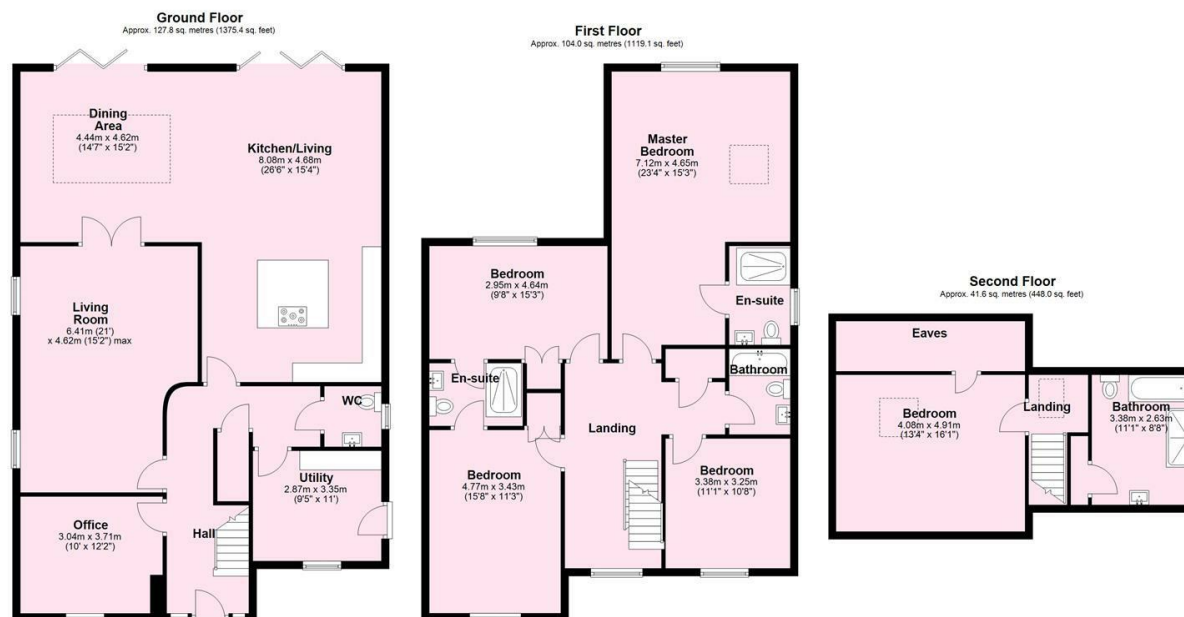


HUDSON
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Two Hoots Tollerton Road, Huby, York YO61 1HX

'Two Hoots' is an exclusive detached family home, built by Northmead Developments in 2018. With extensive gardens, off-road parking for a number of vehicles and separate gym / home office, this amazing home is situated in the heart of the highly regarded village of Huby, with a range of local amenities and offers convenient access to Easingwold and York.

- Superb Family Home Built By Northmead Developments To The Highest Of Standards
- Stunning & Extensive Gardens With Covered Kitchen & Entertaining Space & Home Gym
- Ample Off Road Parking With Electric Gate
- Amazing Open Plan Kitchen / Dining / Living With Bi-folding Doors
- High Quality 'Schuller' Bespoke Kitchen
- Main Bedroom Suite With Vaulted Ceiling & Bespoke Wardrobes & Drawers
- Separate Study / Playroom
- Utility Room & Guest WC
- Five Double Bedrooms / Four Bathrooms
- Central Village Location Providing Convenient Access To Easingwold & York



Total area: approx. 273.4 sq. metres (2942.5 sq. feet)

Not to scale for illustrative purposes only. Approximate gross internal floor area. (Excluding stairs and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.
Plan produced using PlanItUp.

Guide Price £865,000

Tenure: Freehold

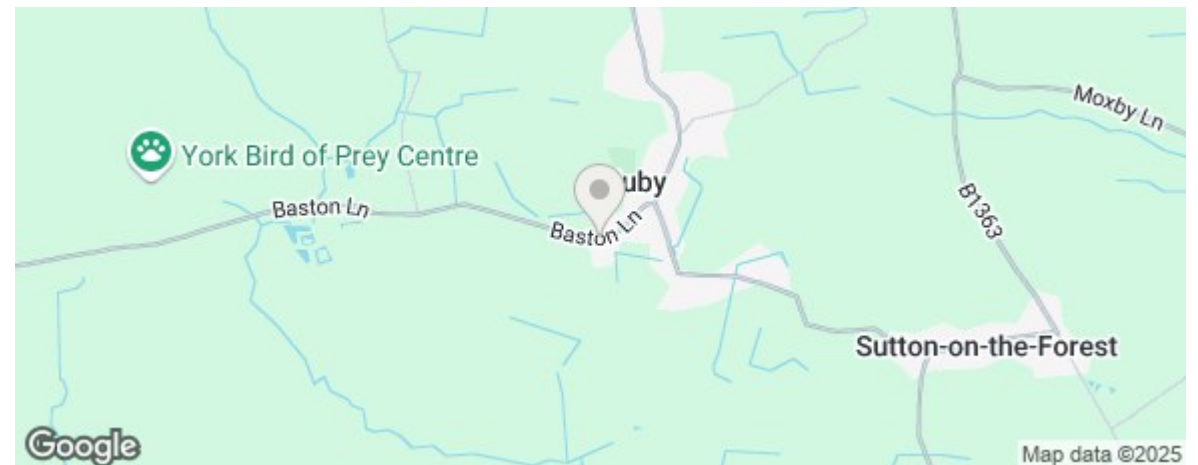
Council Tax Band: G







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B	81	
(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	



IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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