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## Maple Croft

Huby, York, YO61 1JQ

Asking Price £345,000





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Huby, York, YO61 1JQ

STYLE - Charming Detached Bungalow

HIGHLIGHTS - Smart Living, Two Bedrooms. Quiet Cul de Sac Setting, Generous Plot with Delightful Garden.

THREE WORDS - Lovely. Village. Lifestyle.

## CHARMING DETACHED BUNGALOW IN TRANQUIL HUBY HAVEN

Welcome to 4 Maple Croft, Huby, YO61 – a delightful detached bungalow nestled in a serene cul-de-sac in the ever-desirable village of Huby. This charming home offers a perfect blend of comfort and potential, set on a generous plot with a garden just waiting for your personal touch. The current owners have installed oil central heating, new boiler and had a full rewire and new fuse box.

### STEP INSIDE

Step inside to discover a dining kitchen equipped with all the modern conveniences. The integrated double electric oven, hob, and overhead extractor make cooking a breeze, while the integrated fridge/freezer and plumbing for both a dishwasher and washing machine add to the practicality. With ample space for a dining table or comfy seating, this kitchen is a sociable hub for family and friends.

The sitting room is a cosy retreat, featuring a lovely bow window that floods the space with natural light. Imagine curling up with a good book by the wood-burning stove, surrounded by comfortable seating.

The bungalow boasts a double bedroom with beautiful garden views and elegant hardwood flooring. A second bedroom leads to a versatile garden room, offering endless possibilities for use as a study, playroom, or additional living space.

The shower room is well-appointed with a walk-in double-width shower cubicle, mains shower, low flush WC, and a vanity unit with an inset wash basin. Recessed ceiling lights and two opaque windows add a touch of luxury, complemented by an electric towel rail.







## OUTSIDE

Outside, the lovely enclosed south-facing gardens are a gardener's dream, with a paved terrace perfect for alfresco dining or simply relaxing as the sun sets. The lawned area is ideal for those with green fingers.

Additional features include a single garage with power and an access door to the garden, as well as off-street parking for multiple cars at the front. This charming bungalow is a true gem in a peaceful setting, ready to welcome its new owners.

## SERVICES

Benefiting from oil fired central heating and extensive double glazing

## LOCAL LIFE

Huby is a quintessential Yorkshire village offering an idyllic lifestyle and with a friendly community, there is always plenty going on right on the doorstep.

The village hall has plenty of activities, exercise classes and clubs. Not to mention the infamous pantomime held every February. The local church also holds regular clubs, gardening club and brownies to name but a few. There is a highly regarded Primary School.

Huby enjoys a village shop and post office, so no need to get in the car for all those essentials and forgotten bits and bobs!

A hop skip and a jump away is the hub of the village, The Mended Drum where you will always be greeted with a warm welcome, fine wines and beer. There is also The New Inn Cantonese Restaurant serving Chinese cuisine and Fish and Chip shop, you really are spoiled for choice!

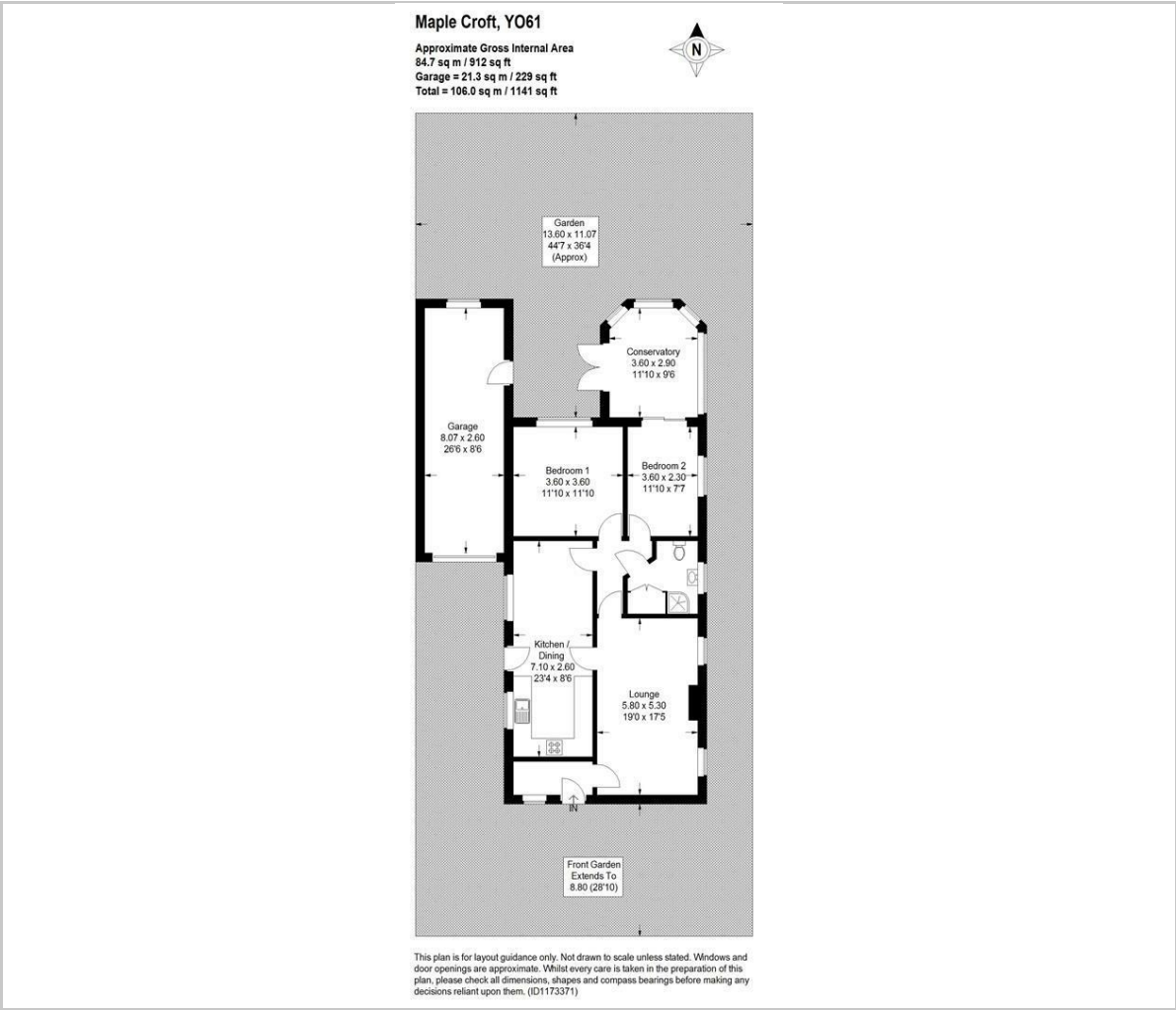
There are 10 village walks all of which can be found on the Huby website. Ideal for dog walkers or a simply enjoying a brisk walk on a Sunday and then pop to the Mended Drum for glass of pinot and a pint!

Huby has a regular bus service and is close to York, which has excellent transport links. York station has a regular train service to Kings Cross, Huby really does have it all and more! We think it's a pretty great place to live.





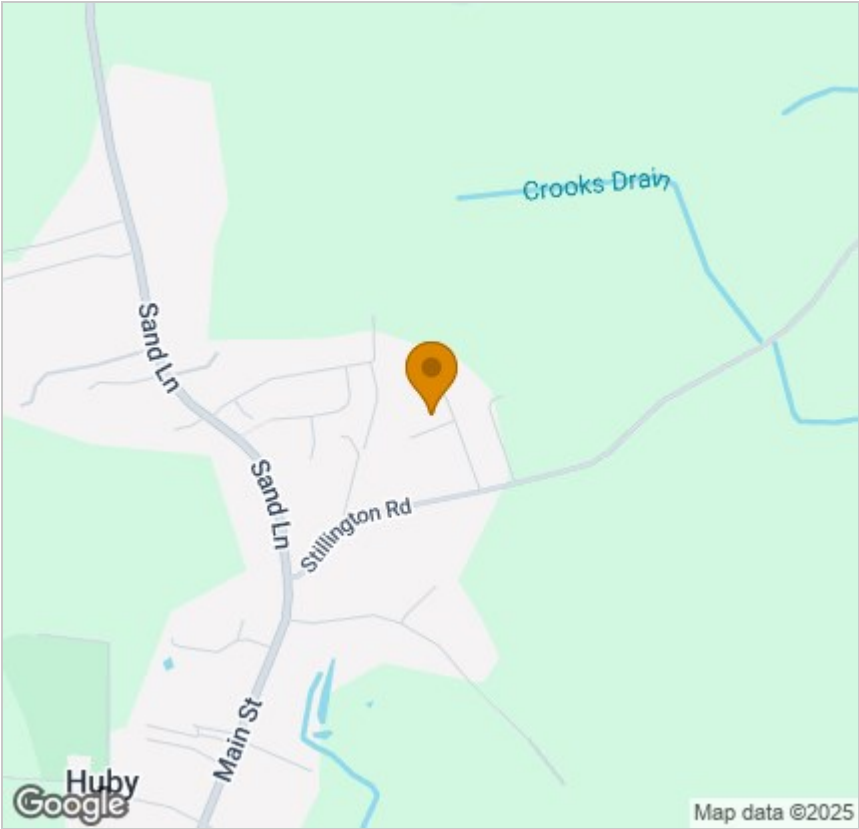
Floor Plan



Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB  
Tel: 01347823579 Email: [info@emsleymavor.co.uk](mailto:info@emsleymavor.co.uk) <http://emsleymavor.co.uk>