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ESTATE AGENTS

...your home is where our heart is



Horner Avenue

, Huby, YO61 1YD

£245,000





## Horner Avenue , Huby, YO61 1YD

STYLE - Modernised Semi Detached

HIGHLIGHTS - Superbly updated, extended and styled. Move straight in!

THREE WORDS - Perfect. First. Home.

### CHARMING TWO-BEDROOM HOME WITH MODERN FLAIR

Welcome to your dream home in the heart of Huby, York, where contemporary comforts meet classic charm. This delightful two double bedroom residence is a haven for first-time buyers, young families, or those seeking to downsize without sacrificing style or convenience.

### KEY FEATURES

Key Features:

- Two Double Bedrooms
- Spacious Lounge with Log Burner
- Newly Extended Kitchen with Dining Area
- Open Plan Design
- Underfloor Heating
- Velux Roof Window
- Double Glass Doors to Garden
- Energy-Efficient Air Source Heat Pump
- Solar Panels with Water Heating Booster
- Well-Insulated Loft
- Modern Central Heating







## STEP INSIDE

Step inside to be greeted by a warm and inviting atmosphere, meticulously maintained and thoughtfully upgraded by its current owner. The highlight of this home is undoubtedly the newly extended kitchen, a bright and airy space that seamlessly blends everyday living with entertaining. Picture yourself in this open-plan sanctuary, where underfloor heating and a Velux roof window create a cosy yet light-filled environment. The double glass doors open directly onto the rear garden, effortlessly merging indoor and outdoor living.

The lounge/living room offers a snug retreat, perfect for those chilly evenings, with a charming log burner adding a touch of rustic elegance. This home is not only beautiful but also energy-efficient, featuring an air source heat pump and a solar panel system with a water heating booster, ensuring your utility bills remain low while you enjoy modern comforts.

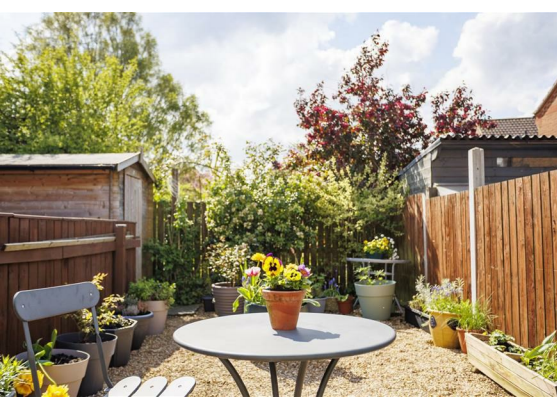
## UPSTAIRS

Both double bedrooms are generously proportioned, offering ample space for relaxation and rest. The family bathroom is well-appointed, catering to all your needs with ease.

## OUTSIDE

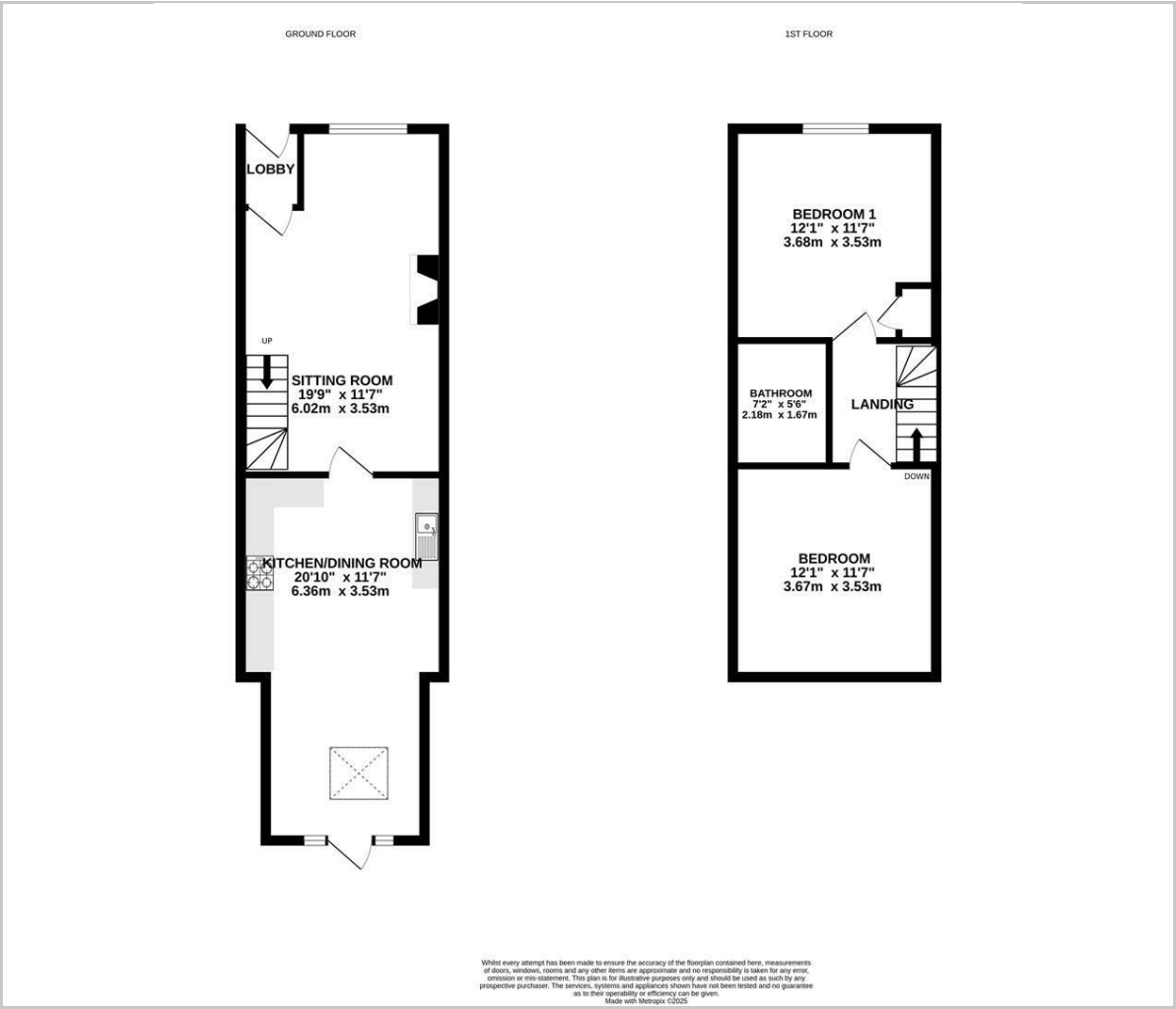
A delightful enclosed garden, perfect for summer BBQs with family and friends. The driveway provides plenty of parking for numerous cars.

This beautifully enhanced home is a rare find, offering a perfect blend of modern living and timeless charm. Don't miss the opportunity to make it yours and enjoy a lifestyle of comfort and convenience.





Floor Plan



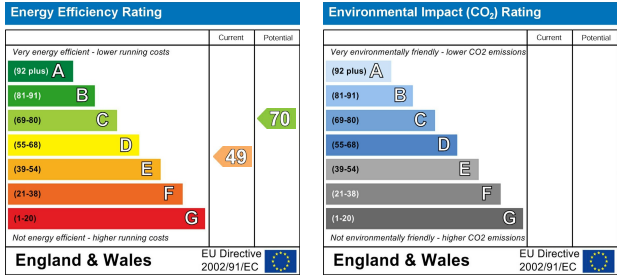
Viewing

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 http://emsleymavor.co.uk