



Easingwold Road  
, Huby, YO61 1HN  
Asking Price £650,000



# Easingwold Road , Huby, YO61 1HN

STYLE - Detached Family Home Set in 0.23 Acres

HIGHLIGHTS - Superbly Extended and Updated Throughout ( See Agents Note). Beautifully Styled, Generous And Versatile Accommodation, Lovely Gardens, Summer House.

THREE WORDS - Family. Space. Village.

## CHARMING VILLAGE HOME WITH MODERN FLAIR

Nestled in the heart of the desirable village of Huby, Richmond House is a testament to refined living, offering over 2000 sq ft of beautifully styled accommodation and set on 0.23 acre. This impressive family home has been lovingly updated and extended by its current owners, seamlessly blending classic charm with modern comforts.

### STEP INSIDE

Upon entering, you are welcomed by a practical vestibule perfect for storing coats and shoes, opening into a wide staircase lobby. The ground floor boasts an effortless flow, with versatile rooms that cater to both intimate family moments and larger social gatherings. The generous sitting room, adorned with a bay window, is bathed in natural light and features a charming log-burning stove creating a cosy atmosphere.

The heart of the home is undoubtedly the open-plan family living and dining room. With two sets of French doors offering delightful garden views and additional light from Velux windows, this space is perfect for entertaining. The adjoining country-style kitchen, complete with an Aga, leads to an inner hallway with a cloakroom and a practical utility room.

A third reception room, currently used as a playroom/music room, offers built-in shelves and provides a flexible space for family needs.





## FIRST FLOOR

Ascend the staircase illuminated by a smart light tunnel to the first floor, all bedrooms are fitted with smart window shutters. Here you will find the master bedroom with garden views, fitted wardrobes, and an ensuite. Three additional double bedrooms, two with fitted wardrobes, and a secret library room complete the upstairs accommodation, along with a contemporary family bathroom.

## GARDENS

Outside, the property is set on a large plot with a paved terrace ideal for summer BBQs. The mature gardens boast an array of shrubs and flowers, including Birch, Laurel, and Rose. A path leads to a further garden and productive orchard with Apple, Plum, and Bramley trees. The newly built summerhouse offers a versatile space for a home office or gym, while the tandem garage and off-street parking provide practicality and convenience.

Richmond House is not just a home; it's a lifestyle opportunity in a sought-after location.

## SERVICES

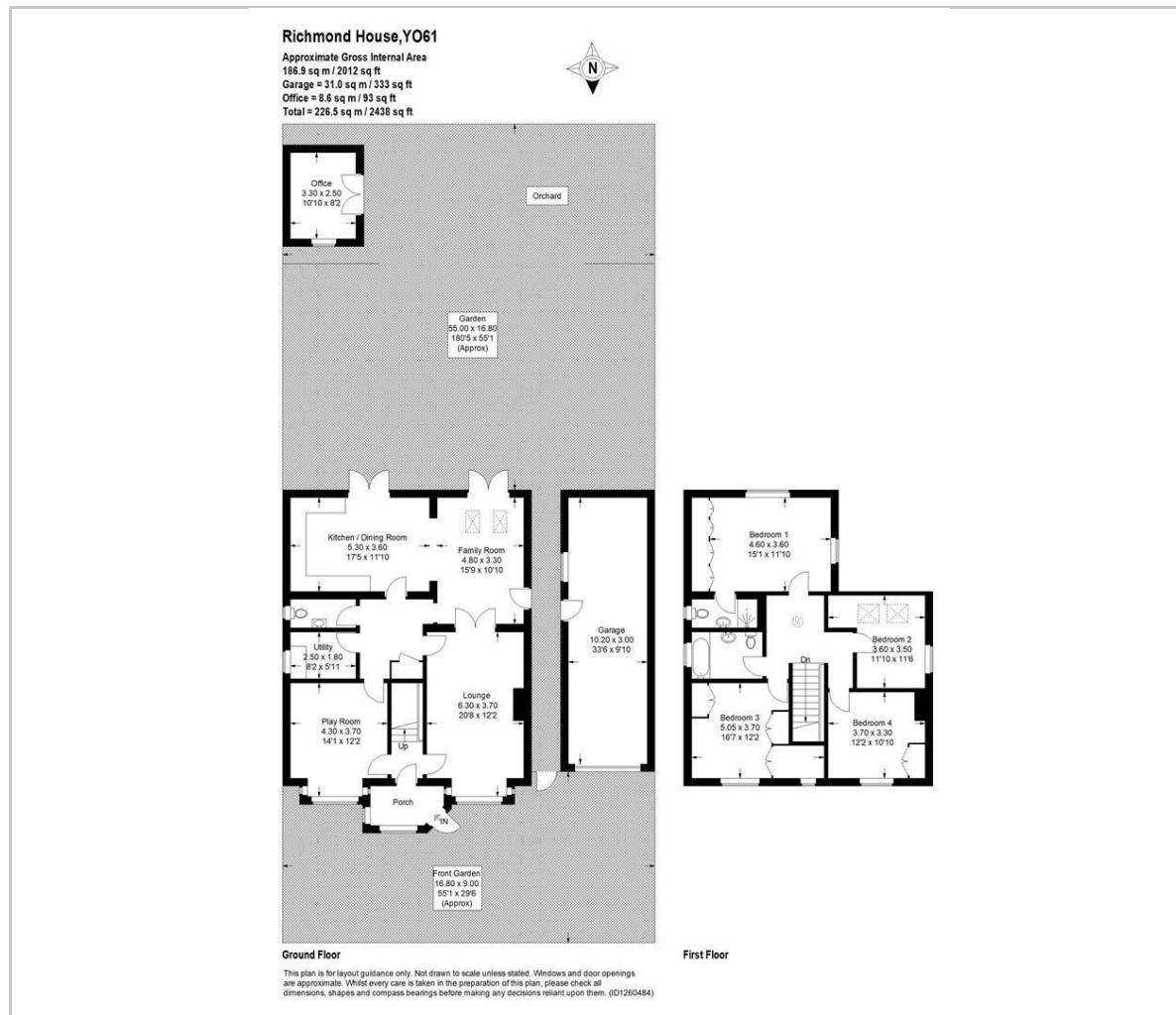
With UPVC double glazing, oil fired central heating.

## AGENTS NOTE

Works carried out by the current owners -  
**FULLY REWIRED, UPGRADED HEATING WITH NEW BOILER, TANK AND RADIATORS, REFITTED OIL TANK. SMART METER INSTALLED, UPDATED FIRE ALARMS**

Extended creating open plan dining living area, Summerhouse with power at the end of garden new garage roof. New fitted wardrobes, window shutters. Redecorated and new carpets.

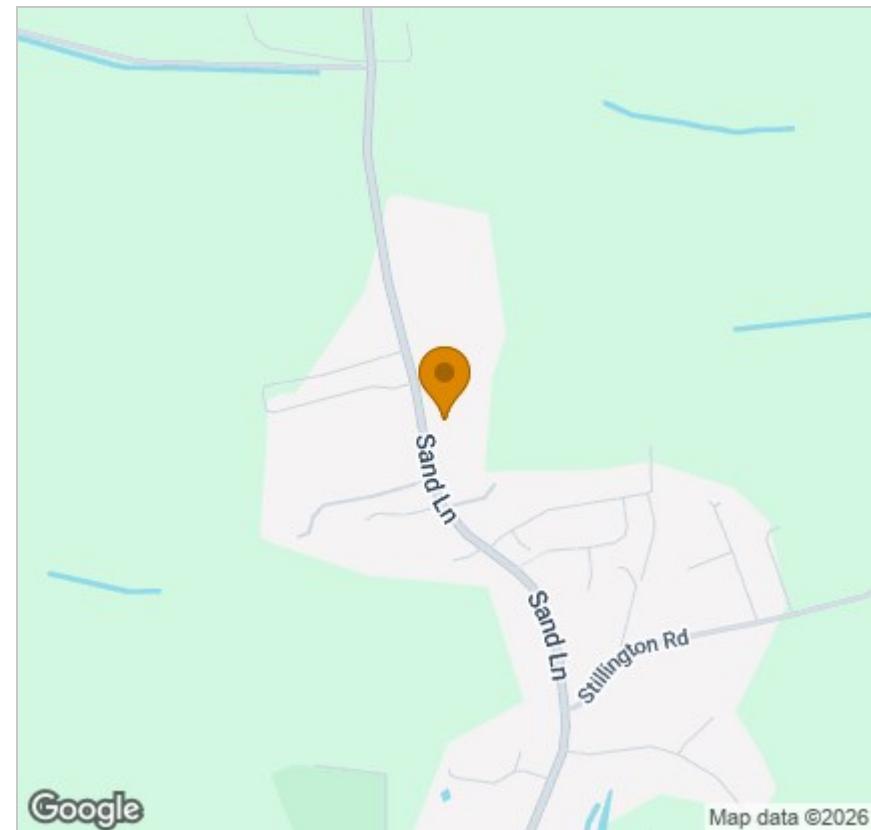
## Floor Plan



## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <span style="background-color: green; color: white; padding: 2px 5px;">A</span>		
(81-91) <span style="background-color: lightgreen; color: black; padding: 2px 5px;">B</span>		
(69-80) <span style="background-color: yellow; color: black; padding: 2px 5px;">C</span>		
(55-68) <span style="background-color: orange; color: black; padding: 2px 5px;">D</span>		
(39-54) <span style="background-color: red; color: black; padding: 2px 5px;">E</span>		
(21-38) <span style="background-color: darkorange; color: black; padding: 2px 5px;">F</span>		
(1-20) <span style="background-color: darkred; color: black; padding: 2px 5px;">G</span>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <span style="background-color: lightblue; color: black; padding: 2px 5px;">A</span>		
(81-91) <span style="background-color: lightblue; color: black; padding: 2px 5px;">B</span>		
(69-80) <span style="background-color: lightblue; color: black; padding: 2px 5px;">C</span>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC 		
<b>England &amp; Wales</b>		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.