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HERE TO GET *you* THERE

3 Maple Lane, Huby, York, YO61 1JG

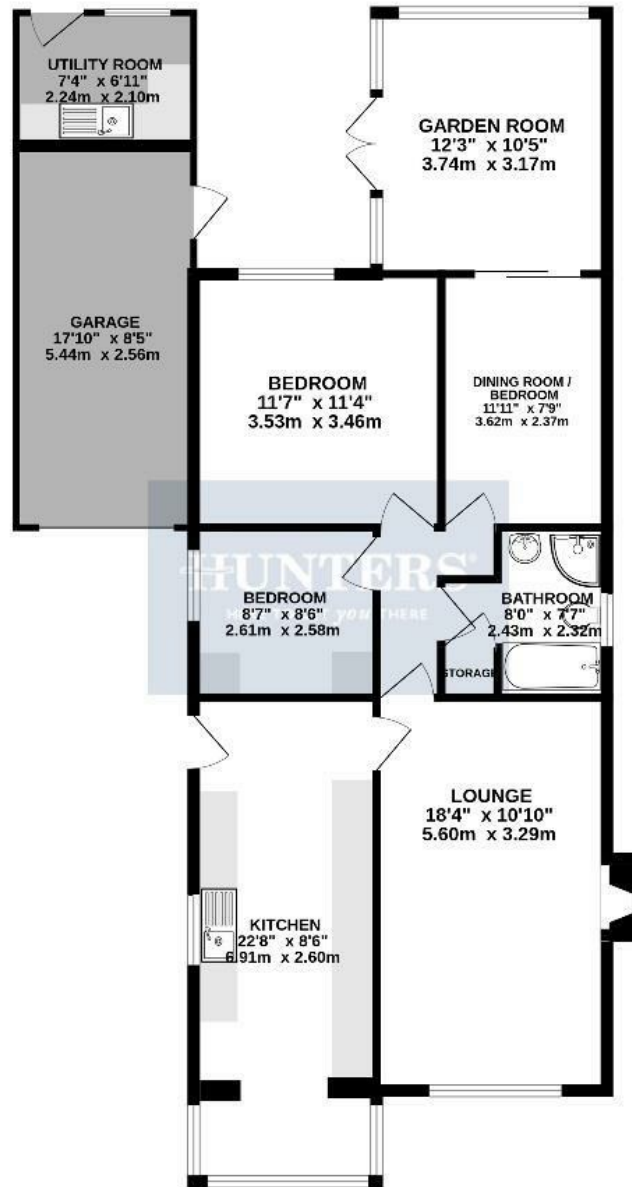
3 Maple Lane, Huby, York, YO61 1JG

Guide Price £375,000

Situated in the popular village of Huby this three bedroom detached bungalow is immaculately presented and is sure to appeal. Benefiting from oil fired central heating, extensive double glazing and having the benefit of solar panels it briefly comprises: breakfast kitchen, lounge, inner hallway, garden room, three bedrooms (one currently used as a dining room) and a bathroom. Outside are beautiful gardens front and rear. There is a single garage and to the rear of that a utility room. EPC rating B and Council Tax Band D. A viewing is highly recommended to appreciate this lovely property. Apply Easingwold Office on 01347 823535.

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GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus) A			
(81-91) B		81	87
(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	

- **DETACHED BUNGALOW**
- **LOVELY GARDENS**
- **COUNCIL TAX BAND D**

- **THREE BEDROOMS**
- **POPULAR VILLAGE**

- **IMMACULATELY PRESENTED**
- **EPC RATING B**

BREAKFAST KITCHEN

fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, integrated items to include double electric oven, combination oven, electric hob, fridge freezer and dishwasher. Bay window to front aspect, window and door to side aspect, ceiling spotlights

LOUNGE

Feature fireplace with carved wood surround, marble inlay and hearth and inset multi fuel stove, radiators x 2, window to front aspect

INNER HALLWAY

BATHROOM

Suite comprising panelled bath, walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, ladder style radiator, storage cupboards, fully tiled walls, opaque window

BEDROOM ONE

Window to rear aspect, radiator

BEDROOM TWO

(Currently utilised as a dining room), radiator, fully glazed sliding doors to garden room

BEDROOM THREE

Fitted wardrobes, window to rear aspect, radiator

GARDEN ROOM

Vaulted ceiling, exposed beams, fully glazed door to rear garden, tiled floor, radiator

OUTSIDE

To the front of the property the garden is laid mainly to lawn with borders of plants and shrubs. Gated pedestrian access down the side of the property leads to the enclosed rear garden. This has two lawned areas, seating areas, borders of shrubs and plants, a small pond, shed and greenhouse.

UTILITY ROOM

To the rear of the garage and accessed from the rear garden it is fitted with a range of base and overhead units with matching work surface, inset sink unit, plumbing for washing machine, part glazed door and window overlooking the garden

GARAGE AND PARKING

An imprinted concrete driveway with ample room for off-street parking leads to a single garage. This has power and light laid on and a personnel access door to/from the garden.

SOLAR PANELS

Solar panels send energy to the grid for which the vendors receive payment.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









