



HUNTERS[®]
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Hawthorne House, Paddock Close Tollerton Road, Huby,
York, YO61 1YG

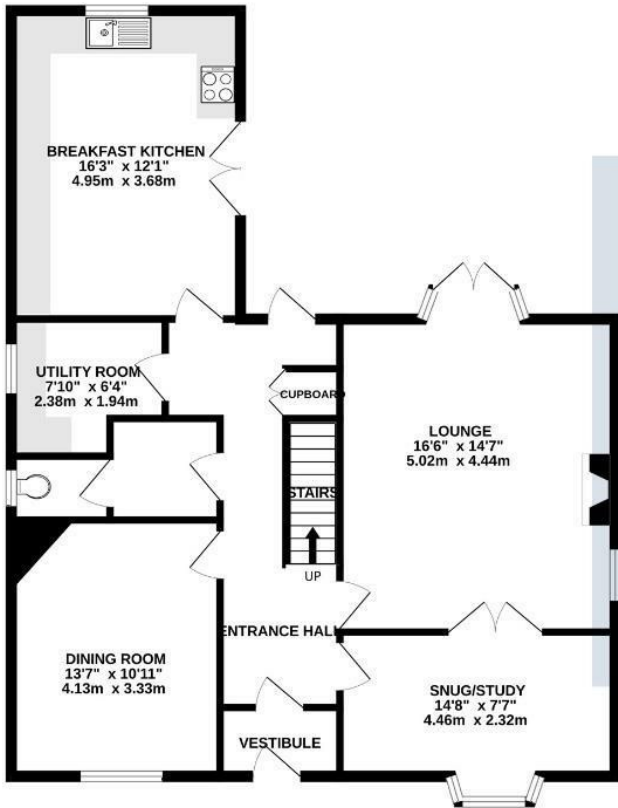
Hawthorne House, Paddock Close Tollerton Road, Huby, York, YO61 1YG

Guide Price £650,000

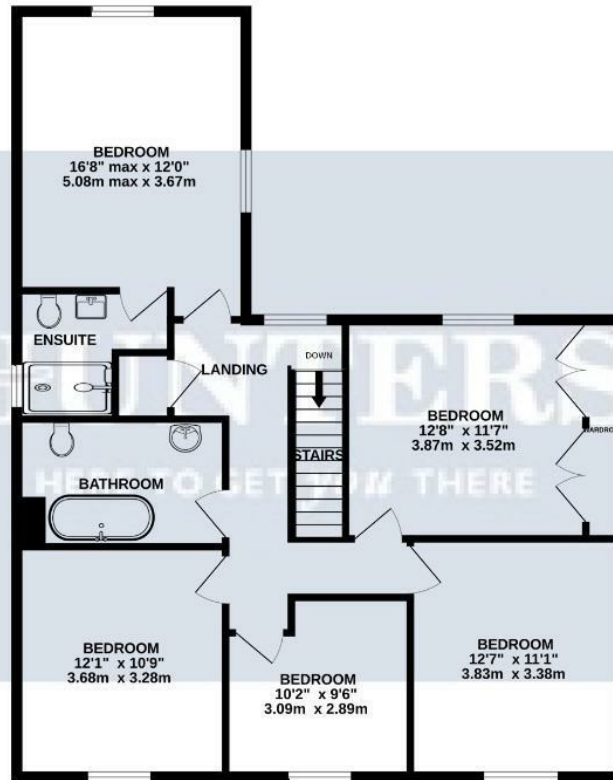
Situated in the popular village of Huby this five bedroom detached family home offers space and versatility and is sure to appeal. Benefiting from oil fired heating and extensive double glazing it briefly comprises: porch, entrance lobby, hallway, study/snug, dining room, lounge, breakfast kitchen, wc, and utility room. To the first floor is a master bedroom with en-suite shower room, four further bedrooms and a family bathroom. Outside are gardens to three sides, a garden room and a driveway leading to a double garage. Council Tax Band G and EPC rating D. Apply Easingwold Office on 01347 823535.

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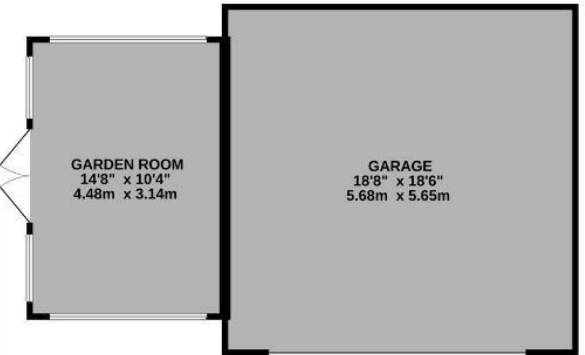
GROUND FLOOR
969 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR
969 sq.ft. (90.0 sq.m.) approx.



GARDEN ROOM & GARAGE



TOTAL FLOOR AREA : 1937 sq.ft. (180.0 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	Target
Very energy efficient - lower running costs	A		
B			
C		66	76
D			
E			
F			
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

- **DETACHED HOUSE**
- **SPACE AND VERSATILITY**
- **COUNCIL TAX BAND G**

- **FIVE BEDROOMS**
- **POPULAR VILLAGE LOCATION**

- **TWO BATHROOMS**
- **EPC RATING D**

PORCH

Brick and Oak porch

ENTRANCE LOBBY

Accessed via timber front door, tiled floor, radiator, part glazed door to hallway

HALLWAY

Tiled floor, radiator, stairs to first floor, understairs storage cupboard

SNUG/STUDY

Bay window to front aspect, radiator, stripped wooden flooring, fully glazed double doors to lounge

DINING ROOM

Feature cast iron fireplace with open fire, window to front aspect, tiled floor, radiator

LOUNGE

Feature fireplace with carved wooden surround, tiled hearth and inset cast iron multi fuel stove, bay window to rear aspect, window to side aspect, radiators x 2, exposed beams, part glazed door to rear aspect, stripped wooden flooring, fully glazed double doors to snug/study

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, electric oven, combination oven, hob and extractor, dishwasher and fridge/freezer. window to rear aspect, fully glazed door to garden with glazed panels to either side, recessed ceiling lights, radiator

UTILITY ROOM

Base and wall mounted units with matching work surface, inset sink unit, plumbing for washing machine, tiled floor, floor mounted central heating boiler, opaque window

CLOAKROOM/WC

Low flush wc, wall mounted wash basin, radiator, tiled floor, opaque window

REAR LOBBY

Tiled floor, radiator, part glazed door to rear aspect

FIRST FLOOR LANDING

Window to rear aspect, radiator, airing cupboard

MASTER BEDROOM

Fitted wardrobes and bedroom furniture, windows to rear and side aspects, radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, tiled floor, fully tiled walls, ladder style radiator, opaque window

BEDROOM TWO

Window to front aspect, radiator

BEDROOM THREE

Fitted wardrobe, window to rear aspect, radiator

BEDROOM FOUR

Window to front aspect, radiator

BEDROOM FIVE/STUDY

Fitted furniture, radiator, window to front aspect

BATHROOM

Free standing bath with shower attachment to taps, low flush wc, pedestal wash basin, recessed ceiling lights, fully tiled walls, radiator, opaque window

OUTSIDE

There are gardens to three sides of the property. The front is laid mainly to lawn with borders of flowers and shrubs. Gated access leads to the side of the property. This is laid mainly to lawn, there is a

vegetable plot and a number of trees (some of which have TPO's). The rear consists of a patio area with outdoor lighting, steps lead up to a further patio area and raised beds. There is also a built in BBQ.

GARDEN ROOM

To the side of the property is a garden room with 2 x velux windows and tiled floor. There is power laid on and a door leads to/from the double garage.

DOUBLE GARAGE

A driveway accessed via a five bar gate offers off street parking. This leads to the double garage.

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.



