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Rowan Brae Sutton Road, Huby, York, North Yorkshire, YO61
1HF

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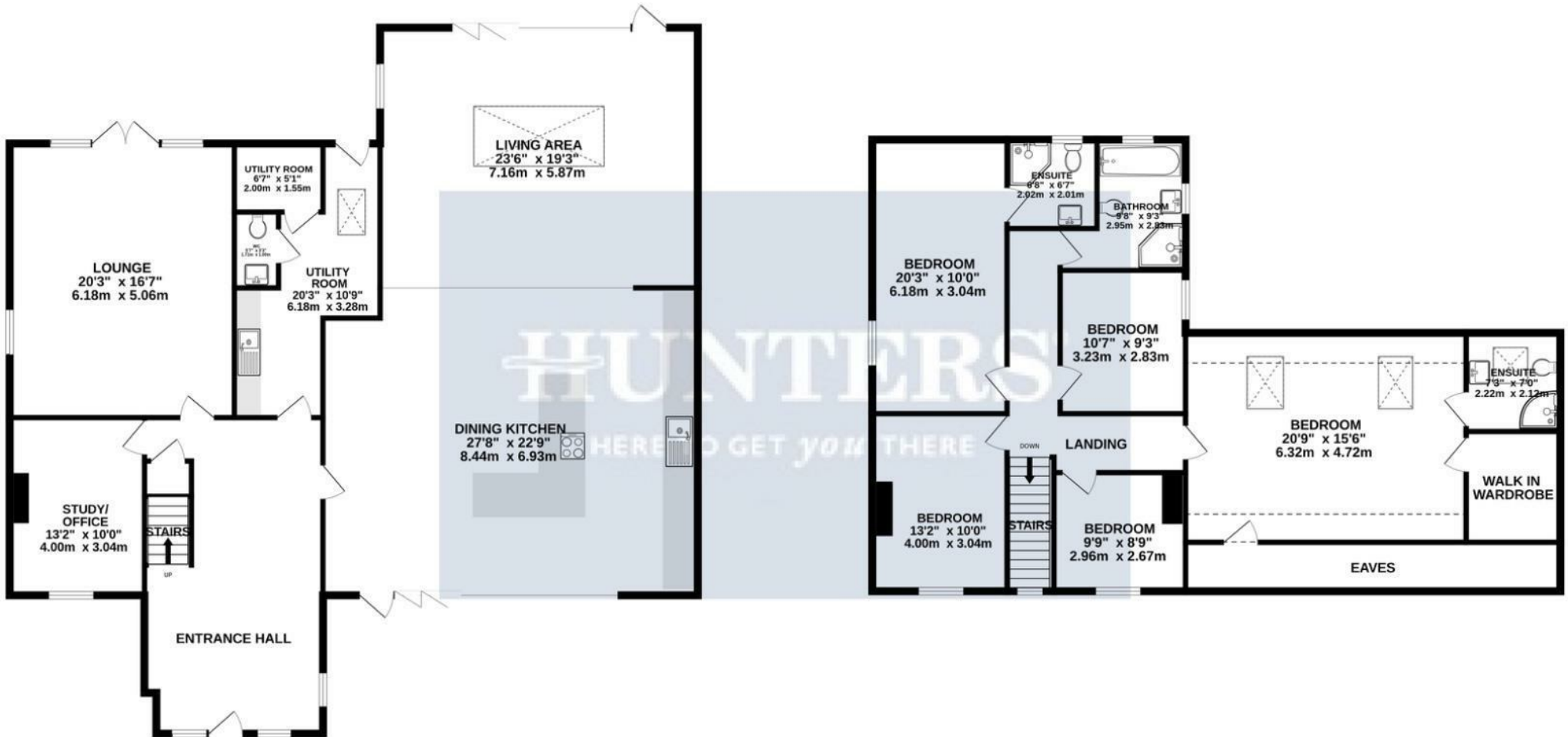
Guide Price £799,950

Located in the village of Huby is this five-bedroom detached property offering a great deal of space and versatility. It has been tastefully extended and renovated to create the beautiful family home that it is. Covering approximately 3400 sq ft and set over two floors it comprises: large hallway, study/office, lounge, superb living/dining kitchen, utility room and wc. To the first floor is a master bedroom with an en-suite shower room, a guest bedroom with an en-suite shower room, three further bedrooms and a family bathroom. Outside to the front is a large gravelled area giving ample room for off-street parking. Five-bar gated access to the side of the property leads to the south-facing enclosed rear garden. This is laid mainly to lawn and there is a large paved terraced area. The property also benefits from extensive double glazing, oil-fired heating and is offered with NO ONWARD CHAIN. EPC rating C and Council Tax Band G. A viewing is highly recommended to appreciate all this property has to offer. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
2171 sq.ft. (201.7 sq.m.) approx.

1ST FLOOR
1249 sq.ft. (116.0 sq.m.) approx.



TOTAL FLOOR AREA : 3420 sq.ft. (317.7 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		
(69-80) C	69	76
(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 HOUSE**
- **APPROX 3400 SQ FT**
- **COUNCIL TAX BAND G**

- **FIVE BEDROOMS**
- **LUXURY LIVING**
- **EPC RATING C**

- **THREE BATHROOMS**
- **SPACE AND VERSATILITY**
- **NO ONWARD CHAIN**

HALLWAY

A timber Peter Thompson front door leads to a spacious hall with stone tiled floor, stairs to first floor, understairs storage cupboard, velux windows x 2, underfloor heating

LOUNGE

Feature fireplace with beamed mantle, stone hearth and inset cast iron wood burning stove, window to side aspect, radiator, fully glazed doors to rear garden, recessed ceiling lights

LIVING/DINING KITCHEN

This is a very sociable space and one where much time will be spent. Fitted with a range of base and overhead units with matching granite work surfaces, inset sink unit. Integrated appliances to include double electric, oven gas hob, extractor, microwave and dishwasher, wine fridge, space for an American style fridge freezer. There is an L shaped island incorporating a breakfast bar. There are bi-fold doors across the front and to the rear beyond the spacious dining and seating area are bi-fold doors and a lantern window. There is also a recently fitted wood burning stove. Underfloor heating.

STUDY/OFFICE

Fireplace, window to front aspect, radiator

UTILITY ROOM

Fitted with a range of base and wall mounted units with matching work surface, inset single drainer sink unit, plumbing for washing machine, space for tumble dryer, tiled floor, radiator, part glazed door to rear aspect

WC

Low flush wc, vanity unit with inset wash basin, tiled floor, extractor fan, ladder style radiator

FIRST FLOOR LANDING

Window to front aspect, radiator x 2, loft access point

MASTER BEDROOM

Velux windows x 2, radiators x 2, eaves storage

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, vanity unit with inset wash basin, velux window, ladder style radiator, eaves storage

BEDROOM TWO

Window to side aspect, fully glazed doors to juliet balcony (overlooking the rear garden), radiator

EN-SUITE SHOWER ROOM

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

BEDROOM THREE

Window to side aspect, radiator

BEDROOM FOUR

Window to front aspect, radiator

BEDROOM FIVE

Window to front aspect, radiator

BATHROOM

Suite comprising panelled bath, walk in shower cubicle with mains shower, low flush wc, vanity unit with inset wash basin, opaque windows to rear and side aspects, ladder style radiator, fully tiled walls

OUTSIDE

Electric gates at the front of the property open on to a large gravelled frontage which affords ample room for off street parking. A five bar gate gives access down the side of the property to the south facing rear garden. Again this is enclosed and laid mainly to lawn with a stone terrace ideal for alfresco dining.

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.









