



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

 4  2  2  D

Situated in the popular village of Huby this four bedroom detached family home offers space and versatility and is sure to appeal, Offered with **NO ONWARD CHAIN** it comprises: entrance hall, living room, dining kitchen/family room, cloakroom and to the first floor is the master bedroom with en-suite shower room, three more bedrooms and a family bathroom. Outside are gardens front and rear and there is a garage with utility room behind. Council Tax Band E and EPC rating D. Apply Easingwold Office on 01347 823535.

- **No Onward Chain**
- **Dining Kitchen**
- **Enclosed Rear Garden**
- **Detached Family Home**
- **Downstairs Cloakroom**
- **Off Street Parking**
- **Four Double Bedrooms**
- **Ensuite Shower Room**
- **Garage**

## LOCATION

The village of Huby benefits from a range of local amenities including a village shop/post office, a fish and chip shop, a Chinese takeaway, a public house, a primary school, a Methodist church and a sports ground. Huby is a short drive from the popular market town of Easingwold and also has easy access to the A19.

## PROPERTY DESCRIPTION

The property is accessed from the side of the home, there is an entrance door providing access to a welcoming entrance hall with doors leading to the living room, dining kitchen, cloakroom and a storage cupboard. There is also a central heating radiator and a staircase to the first-floor accommodation.

The generously sized living room has two windows to the front elevation including a bay window. There is a log burner set in the fireplace with a surround and hearth, two central heating radiators and access to an understairs storage cupboard.

To the rear of the property, the dining kitchen serves as the hub of the home and is a great space for entertaining. The contemporary kitchen has a range of wall and base units with complimentary worktops, a sink with a mixer tap an integrated dishwasher and space for additional appliances (oven & fridge freezer). There are two windows and glazed french doors to the rear elevation with the addition of a skylight window.

There is also a central heating radiator and an external glazed door providing access to the driveway to the side of the home.

Completing the ground floor is the cloakroom which is fitted with a hand wash basin and a toilet, there is also an opaque window to the side elevation and a central heating radiator.

To the first floor, the landing provides access to all four double bedrooms and a house bathroom, there is also a loft hatch providing access into the attic which is fully boarded with lighting. The main bedroom situated to the rear elevation of the home has access to an ensuite shower room which is fitted with a shower cubicle, a hand wash basin and a toilet. There is also an opaque window to the side elevation.

The house bathroom comprises a bath with a shower over and a toilet and hand wash basin set in a vanity unit. There is a heated towel ladder and two opaque windows to the side elevation.

Externally, to the front of the home, the garden is lawned, there is also a paved and gravelled driveway providing off-street parking and also leads to the garage which benefits from having an up and over door and power and lighting. There is also a personnel door providing access to the rear garden and a door into a store at the rear. The store is currently utilised as a utility area and is plumbed for a washing machine and dryer. There is also a window to the side elevation.

## ADDITIONAL INFORMATION

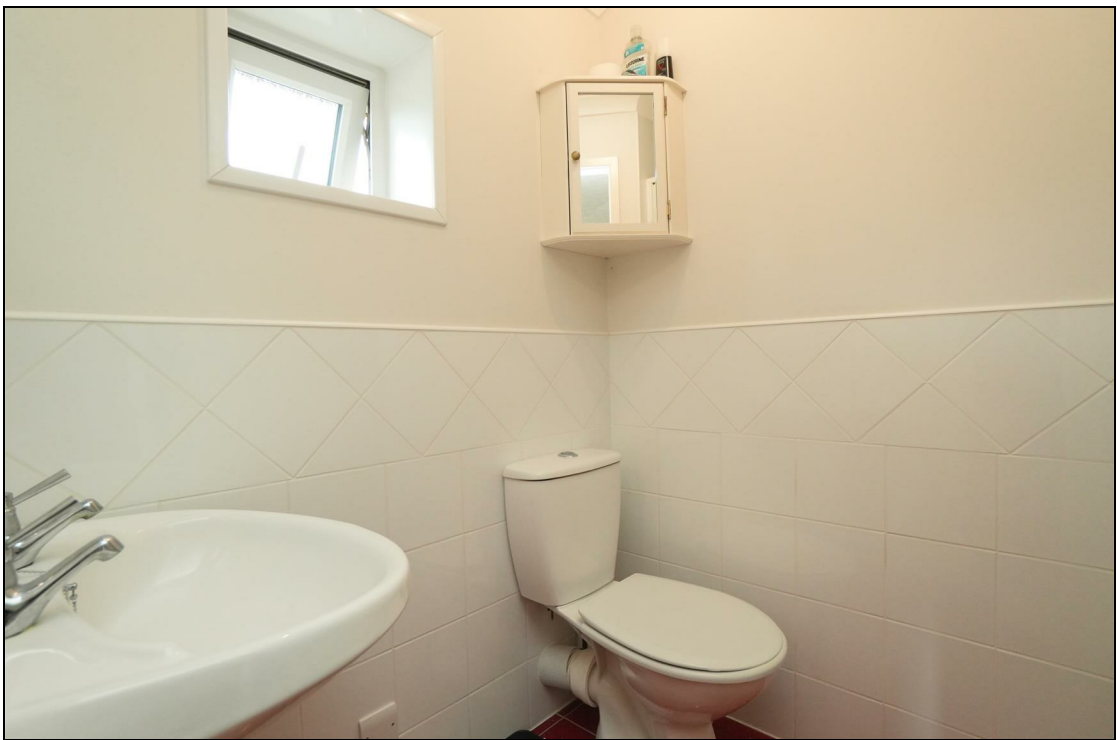
- Tenure: Freehold
- Council Tax Band: E
- EPC Rating: D

## 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.



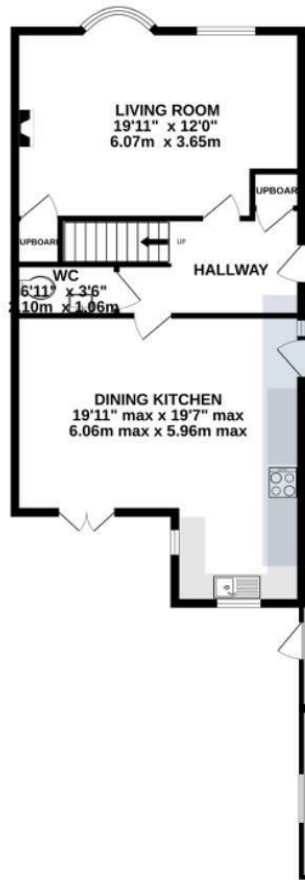




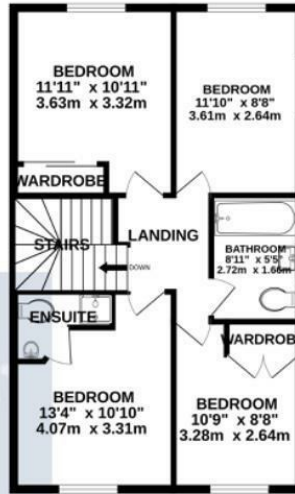




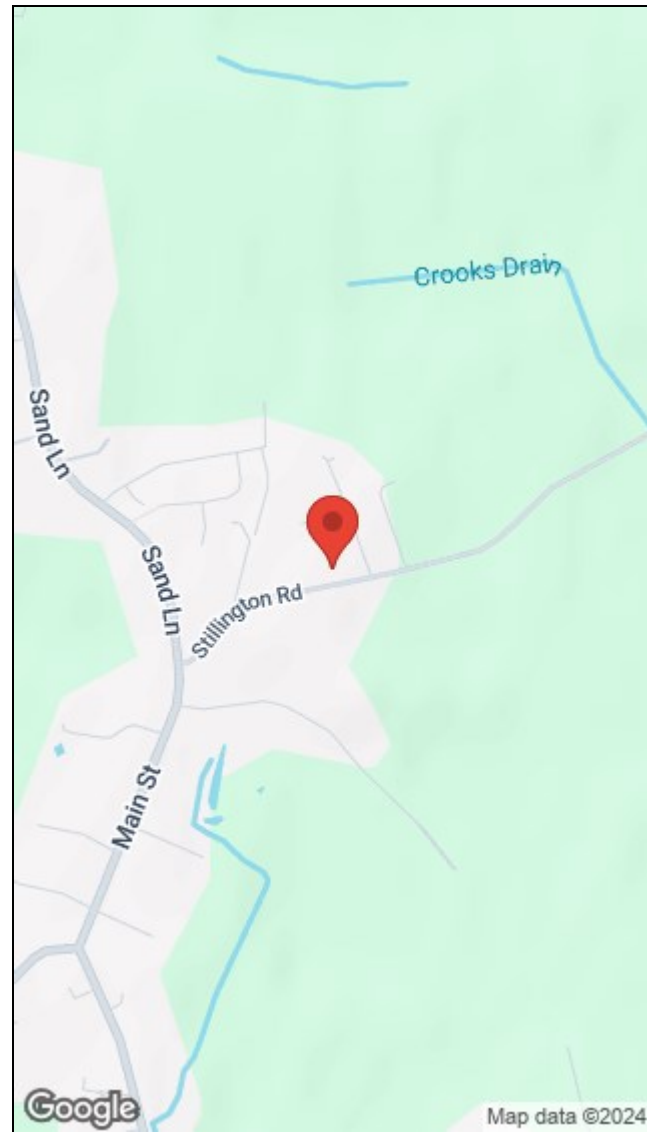
GROUND FLOOR  
687 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1320 sq.ft. (122.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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