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Elgin Croft Tollerton Road, Huby, YO61 1HT

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Asking Price £649,950

Situated in the popular village of Huby this four bedroom detached bungalow offers a great deal of space and versatility. Covering approximately 1800 sq ft it briefly comprises: reception hallway, inner hallway, dining kitchen, living room, utility room, master bedroom with en-suite wet room, three further bedrooms and a bathroom. The enclosed rear garden is south facing with a paved patio area, lawn studio/workshop and garden store. There is ample room for off street parking and an attached larger than average garage. EPC rating D and Council Tax Band F. A viewing is highly recommended to appreciate all this property has to offer. Apply Easingwold Office on 01347 823535.

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GROUND FLOOR

1752 sq.ft. (162.8 sq.m.) approx.



TOTAL FLOOR AREA: 1752 sq.ft. (162.8 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	75
EU Directive 2002/91/EC		

- **FOUR BEDROOMS**
- **SPACE AND VERSATILITY**
- **EPC RATING D**

- **DETACHED BUNGALOW**
- **SOUTH FACING GARDEN**
- **COUNCIL TAX BAND E**

- **EN-SUITE FACILITIES**
- **POPULAR VILLAGE LOCATION**

ENTRANCE HALLWAY

Accessed via part glazed composite front door, opaque glazed panels to each side, oak flooring, glazed atrium, radiator, recessed ceiling lights

INNER HALLWAY

Oak floor, radiators x 2, loft access point, cloaks cupboard, recessed ceiling lights, door to garage

OPEN PLAN KITCHEN/DINING/LOUNGE

KITCHEN AREA

Fitted with a range of base and overhead units with matching preparation surfaces, inset belfast sink unit, electric rangemaster cooker, cooker hood, integrated fridge freezer, integrated dishwasher, fitted breakfast bar, windows x 2 to front aspect, radiator, velux window

DINING AREA

2 x opaque windows to side aspect, radiator

LIVING ROOM

Lovely area with a vaulted ceiling, inglenook brick fireplace with beamed mantle, stone hearth, inset cast iron multi fuel stove, bi fold doors to rear garden, velux windows x 2, radiator

UTILITY ROOM

Fitted with a range of base units with matching work surface and inset single drainer sink unit, windows to side and rear aspects, part glazed door to rear aspect, radiator

MASTER BEDROOM

Oak flooring, fully glazed double doors to rear garden, radiator

EN-SUITE WET ROOM

Walk in wet area with mains shower, pedestal wash basin, low flush wc, tiled floor, ladder style radiator, opaque window

BEDROOM TWO

Window to front aspect, radiator, velux window

BEDROOM THREE

Window to front aspect, radiator, wood effect flooring, velux window

BEDROOM FOUR/STUDY

Window to rear aspect, radiator, ceiling spotlights

BATHROOM

Suite comprising p shaped bath with mains shower attached, fitted screen, vanity unit with inset wash basin, low flush wc, ladder style radiator, velux window

GARAGE

Larger than average with a remote controlled roller door, power and light laid on and access to/from inner hallway.

OUTSIDE

To the front of the property is a stone paved area, and a gravelled dual entry driveway allowing plenty of off street parking. Pedestrian access to both sides leads to the rear garden. This is south facing and has a good sized paved patio area, lawned area, enclosed oil tank, greenhouse and a double glazed studio/workshop that could be utilised for a number of things (workshop, home office etc). There is also an adjoining garden store.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.









