



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

2 1 2 E

This well-presented two-bedroom detached bungalow is located in a quiet cul-de-sac within the sought-after village of Huby and is sure to attract interest. The property benefits from oil-fired central heating, extensive double glazing, and was fully rewired with a new heating system installed in 2021 (as advised).

The accommodation briefly comprises an entrance lobby, a spacious lounge, a dining kitchen, a conservatory, two bedrooms, and a modern shower room. Externally, there are gardens to both the front and rear, along with a single garage.

A viewing is highly recommended to appreciate this lovely property. EPC rating E and Council Tax Band D. Apply Easingwold office on 01347 823535.

## LOCATION

The village of Huby offers a variety of local amenities, including a village shop with a post office, a fish and chip shop, a Chinese takeaway, a pub, a primary school, a Methodist church, and a sports ground. Conveniently located just a short drive from the popular market town of Easingwold, Huby also provides easy access to the A19 and benefits from regular bus services.

## ENTRANCE LOBBY

Accessed via part glazed upvc front door with window to side

## LOUNGE

Feature stone fireplace with inset cast iron wood burning stove, radiator, window to front aspect, feature square windows x 2 to side aspect

## KITCHEN DINER

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer sink unit with mixer tap, integrated double electric oven, hob and overhead extractor, integrated fridge/freezer, plumbing for dishwasher, plumbing for washing machine, radiator, windows x 2 to side aspect

## CONSERVATORY

Fully glazed double doors to rear garden

## INNER HALLWAY

Loft access point with drop down ladder, part boarded and has light

## BEDROOM ONE

Window to rear aspect, radiator

## BEDROOM TWO

Window to side aspect, radiator, double fully glazed doors to conservatory

## SHOWER ROOM

Walk in double width shower cubicle with mains shower, low flush wc, vanity unit with inset wash basin, recessed ceiling lights, opaque windows x 2, electric towel rail

## OUTSIDE

To the front of the property, the garden is mainly laid to lawn with an additional gravelled area and a paved driveway offering off-street parking. The driveway leads to a single garage, which features an up-and-over door, power and lighting, as well as a side window and door providing direct access to the rear garden.

## 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.

## ANTI MONEY LAUNDERING REGULATIONS

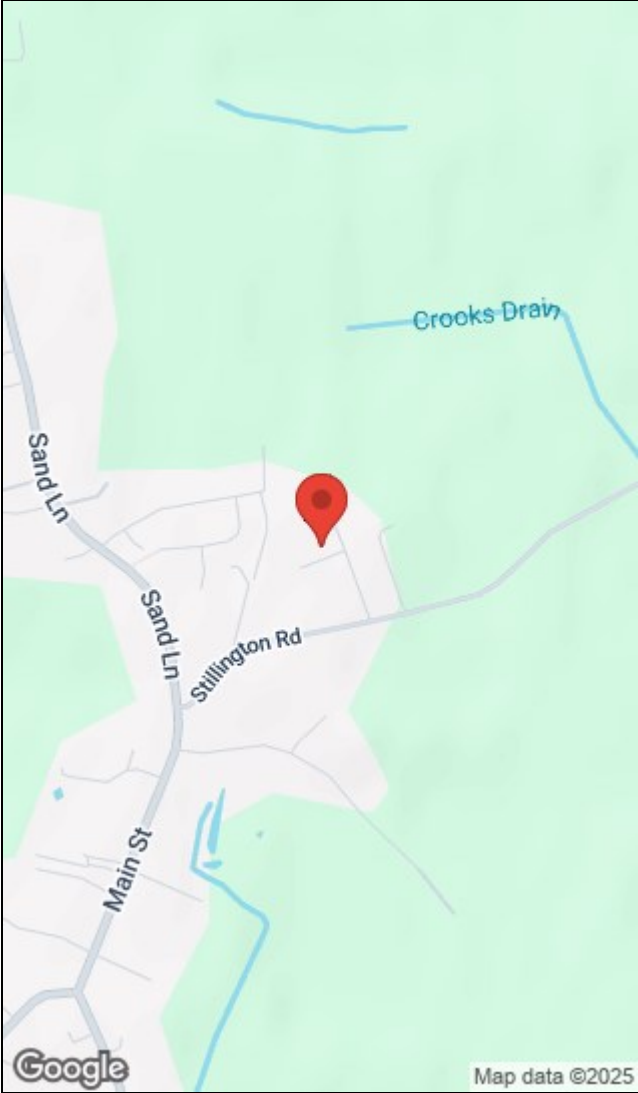
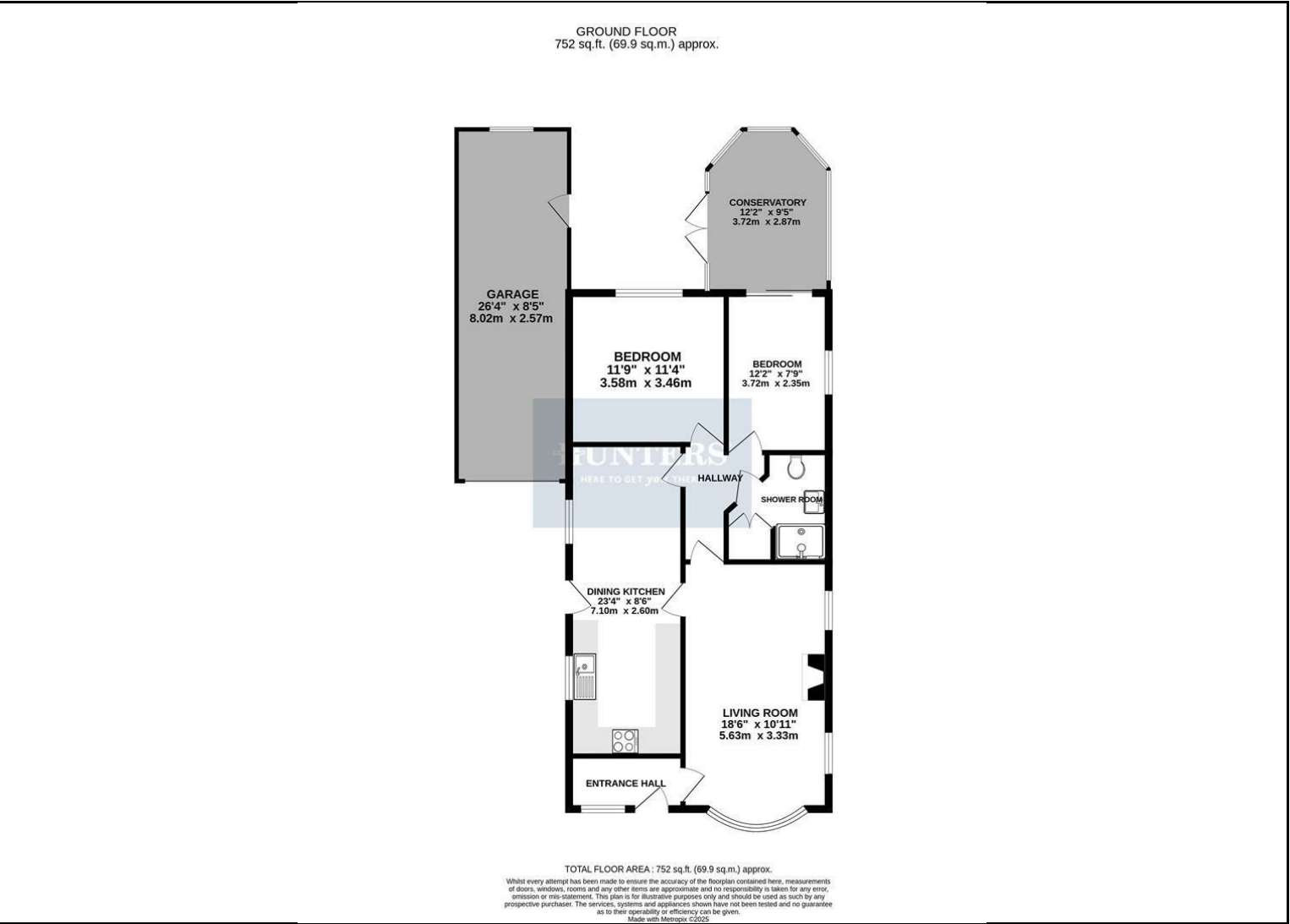
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.











| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>81</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>53</b> |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| EU Directive 2002/91/EC                     |           |           |
| England & Wales                             |           |           |

Market Place, Easingwold, York, YO61 3AD | 01347 823535  
easingwold@hunters.com | www.hunters.com



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