



Gracious Street, Huby YO61 1HR

HUNTERS[®]
EXCLUSIVE



Gracious Street, Huby YO61 1HR

*** 5 BEDROOM DETACHED MODERN FAMILY HOME *** BUILT IN 2019 *** 2 x ENSUITE SHOWER ROOMS *** 25FT KITCHEN DINER *** UNDERFLOOR HEATING ON GROUND FLOOR *** BI-FOLD DOORS TO SOUTH FACING GARDEN *** DETACHED DOUBLE GARAGE *** IMPRESSIVE FINISH THROUGHOUT *** OIL HEATING SYSTEM *** EPC RATING B *** COUNCIL TAX BAND G

This property was built for the current owners in 2019 and is offered to the market with a lot of appealing features. As I arrived at the address I was immediately impressed by the driveway and amount of off street parking available as well as the large detached double garage to the side.

On entering the property the hallway boasts a stunning feature staircase to the first floor and the ground floor accommodation at the front of the house has the Living Room and Office/Games Room as well as the downstairs cloakroom. The rear of the house is where the property comes into its own with a superb open plan kitchen diner with spacious utility room with the kitchen and further family room having access via bi-fold doors out onto the raised terrace with views across the south facing garden.

Upstairs there are the 5 bedrooms with bedrooms 1 & 2 at the rear having their own ensuite shower rooms and again views across the garden rural outlook beyond.

This is a superb spacious family property appealing to modern tastes and an early inspection is encouraged. Contact Hunters Easingwold for your viewing





HUBY

The village of Huby offers a variety of local amenities, including a village shop with a post office, 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.

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.

ACCOMMODATION

Enter via composite door



ENTRANCE HALL

18'3" x 11'7" (max)

Tiled floor with underfloor heating as with the remainder of the ground floor

DOWNSTAIRS CLOAKROOM

wc, wash hand basin, opaque window to the side

LIVING ROOM

16'1" x 13'6"

Window to the front

KITCHEN DINER

25'4" x 11'10" (max)

Impressive kitchen with a range of gloss finish units with complementary work surfaces over and a breakfast bar with solid wood work surface. The kitchen features a range of appliances which include 2 x 'hide and slide' Neff electric ovens, Bosch 5 ring induction hob with Faber remote control high level extractor fan, larder fridge, integrated 2 door wine fridge, dishwasher and one and a half sink drainer. There are windows to the side and rear and the dining area has bi-fold doors to the terrace above the garden.



UTILITY ROOM

Space for washing machine, space for tumble dryer, sink drainer, door to the side driveway

FAMILY ROOM

13'6" x 9'9"

Bi-fold doors opening to the rear terrace

FIRST FLOOR LANDING

Galleried split level landing, cupboard housing hot water system

MASTER BEDROOM

14'10" x 13'6"

Window to the rear

ENSUITE SHOWER ROOM

Shower cubicle with plumbed in shower with drench head and additional hand held shower, heated towel rail, basin in vanity unit, concealed wc, opaque window to the rear, extractor fan

BEDROOM 2

13'5" x 11'8"

Window to the rear



ENSUITE SHOWER ROOM

Shower cubicle with plumbed in shower with drench head and additional hand held shower, heated towel rail, basin in vanity unit, concealed wc, opaque window to the side, extractor fan

BEDROOM 3

13'5" x 10'11"

Window to the front

BEDROOM 4

13'5" x 9'4"

Window to the front

BEDROOM 5

11'6" x 9'1"

Window to the front

FAMILY BATHROOM

9'1" x 6'9"

Bath and separate shower cubicle with plumbed in shower with drench head and separate hand held shower, concealed wc, opaque window to the rear, extractor fan



OUTSIDE

The property has an established hedge at the front with path leading to the front door and gravelled driveway approached via a pair of brick pillars with lighting and there is an Ohme car charger installed on the side of the house. The detached double garage has a remotely operated door and personnel door to the side. The rear garden is lawned and is southerly facing with fencing to the perimeter. The oil tank is concealed in the garden behind the garage,

AGENTS NOTE

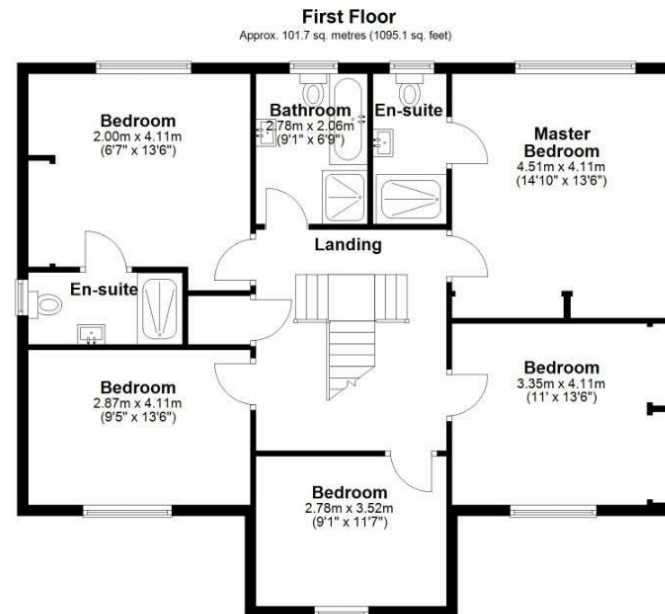
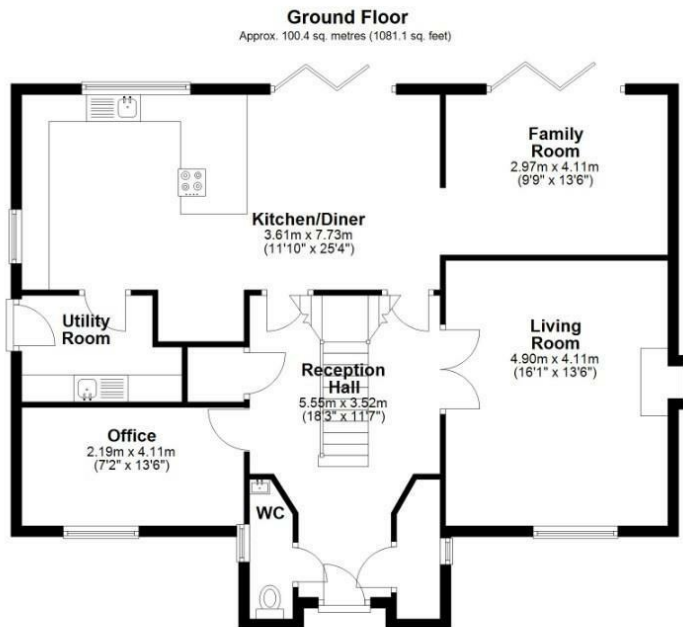
Please be aware that we have been advised by the vendor that the neighbouring parcel of land to the east (not the paddock behind) has planning permitted to build 4 x 4 bed detached properties. Further information available from the agent

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

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.

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.



Total area: approx. 202.2 sq. metres (2176.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	84	
(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	

HUNTERS®
EXCLUSIVE







