



Main Street, Huby Guide Price £575,000

A beautifully presented 4 bedroom detached cottage located on the picturesque village Main Street and providing around 1,725 sq ft of flexible living space that includes 3 formal reception rooms and an impressive 27'5" (8.35m) long dining kitchen complemented by off road parking and gardens to both front and rear.

*** NO ONWARD CHAIN ***

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Location Overview

The highly regarded village of Huby, situated around 7 miles north of York's outer ring road, just under 4 miles south of Easingwold and less than 3 miles off the A19 commuter route, offers an excellent range of amenities that include a fantastic newly opened village shop with a post office counter, 2 popular pubs serving great food, a fish and chip shop and a primary school.

Inside

A reception hall with cloaks cupboard leads off into a charming snug with painted beams and built-in storage and a versatile 20'6" (6.25m) long living room with further painted beams and currently providing both living and home office space. The impressively appointed 27'5" (8.35m) long dining kitchen provides extensive storage and generous worktop space complemented by French doors off the dining area opening out into the rear garden and a versatile 19'7" (5.97m) long 3rd reception room leading off. The extended ground floor living accommodation also features a cloakroom/wc and a utility room with stable style door out to the rear garden.



The 19'0" (5.79m) long first floor landing leads off into 3 double bedrooms (1 with stylish en-suite shower room), 1 single bedroom with built-in wardrobes and a fabulous house bathroom.

Other internal features of note include oil fired radiator central heating and bespoke double glazed timber sash windows fitted in 2021.

Outside

The front garden is mainly laid to lawn and a shingled area of hardstanding with EV charging point immediately in front of the cottage provides parking for 2 or 3 vehicles. The shared drive continues to the rear and the gate to Kentmere Cottage.



The mainly walled rear garden has been landscaped to feature an expansive dining patio with pizza oven and BBQ area, lawn, Rhino greenhouse and timber built garden shed with further storage space on the opposite side of the shared drive.

Service

We have been advised by the vendor that all main services are connected to the property with the exception of gas.

Energy Efficiency

This property's current energy rating is D (62) and has the potential to be improved to an EPC of C (77).

Council Tax & Postcode

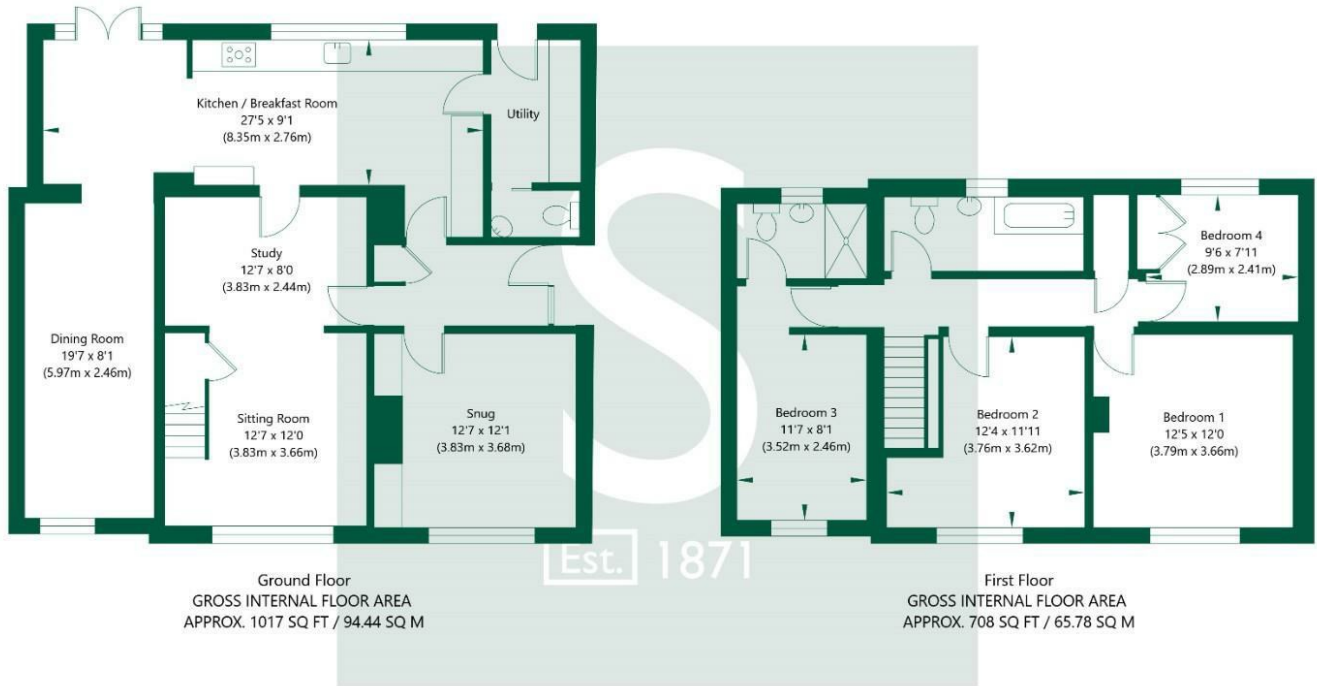
This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO61 1HQ.

Tenure

We have been informed by the vendor that the property is freehold.



Main Street, Huby, York, YO61 1HQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1725 SQ FT / 160.22 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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N Lawrence

