



Hill Crest, Wisteria Cottage & Snowdrop Cottage  
Baston Lane, Huby, York YO61 1HX

Stephensons



EST. 1871

An exciting opportunity to buy a choice of 3 energy efficient new homes on the fringes of the highly regarded village Huby situated around 7 miles north of York and 5 miles south of Easingwold. Each of this fabulous 3 bedroom new homes are scheduled to be ready to move into in Spring 2024 and buyers will have a choice of kitchens, bathrooms and internal doors.

Viewings via Easingwold Office 01347 821145

### Specification

#### Kitchens & Bathrooms

A choice of handcrafted or contemporary kitchen units with a choice of worktops, integrated appliances & an individually designed layout plus a choice of sanitaryware, vanity units and tiling

#### Internal Highlights

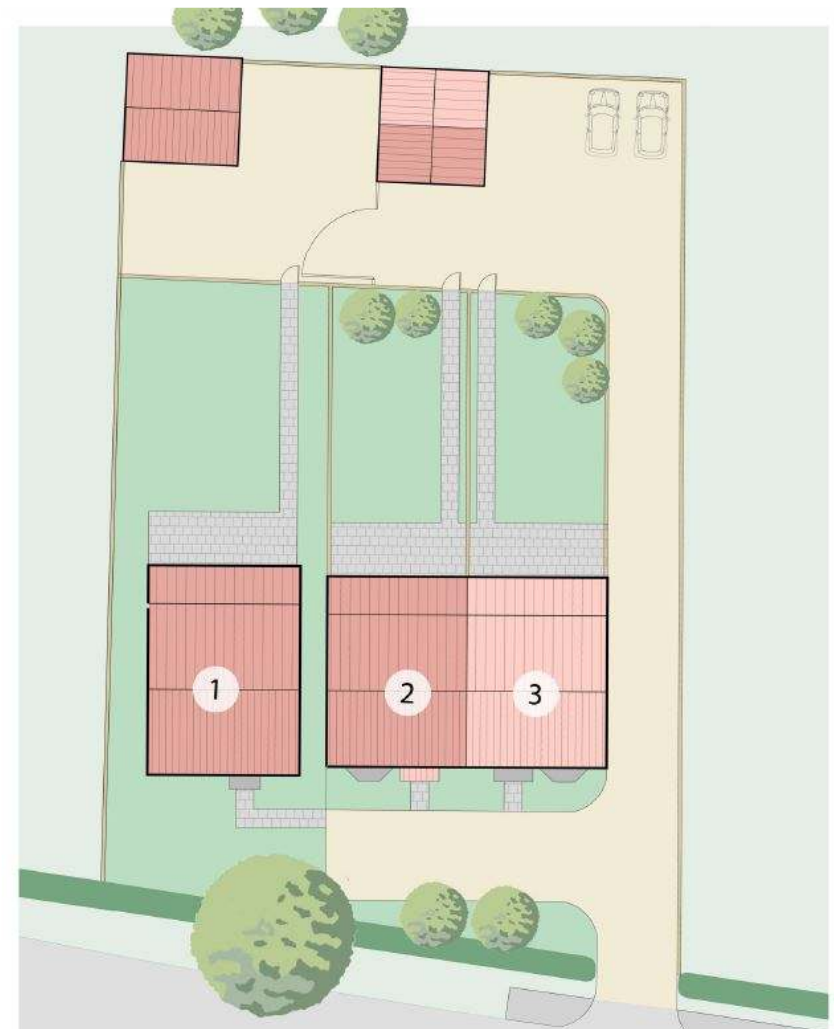
Handmade staircase with toughened glass panels & oak handrails plus a choice of interior doors. Each property comes with high levels of insulation and air tightness & a burglar alarm system fitted as standard.

#### Heating

Air source heat pump with solar panels providing supplementary electricity plus wiring provision for battery storage which will be available as an optional extra. All 3 properties will benefit from underfloor heating on the ground floor, radiators on the first floor plus an option for a log burner.

#### External Highlights

Each property comes with a brick built garaging, parking for 2 cars, seeded lawns, external water taps and paved patios & pathways plus gravel driveways with daylight control lighting.



## Wisteria Cottage - Plot 2 - £439,995



A reception hall with cloakroom/wc and dog leg staircase leads off into a sitting room with walk-in bay window and an impressive 24'0" (7.30m) long dining kitchen and living area with a kitchen of your choice and bi-folding doors out into the rear garden complemented by a useful utility room off the reception hall.

The first floor landing leads off into a principal bedroom with en-suite shower room, 2 further bedrooms and a generous house bathroom.

## Snowdrop Cottage - Plot 3 - £439,995



Ground Floor	Metric	Imperial
Kitchen/Living Rm	7.30 X 5.30	24" X 17.4"
Hall	1.20 X 5.40	3.93" X 17.7"
Utility	1.80 X 1.80	5.9" X 5.9"
WC	1.80 X 1.80	5.9" X 5.9"
Sitting Rm	4.10 X 4.50	13.5" X 14.8"

First Floor	Metric	Imperial
Bedroom 1	3.70 X 3.20	12.1" X 10.5"
En suite	2.60 X 1.60	8.5" X 5.2"
Bedroom 2	4.10 X 2.80	13.5" X 9.2"
Bedroom 3	3.50 X 3.10	11.5" X 10.2"
Bathroom	3.10 X 2.80	10.2" X 9.2"

Please note all dimensions are subject to slight modifications

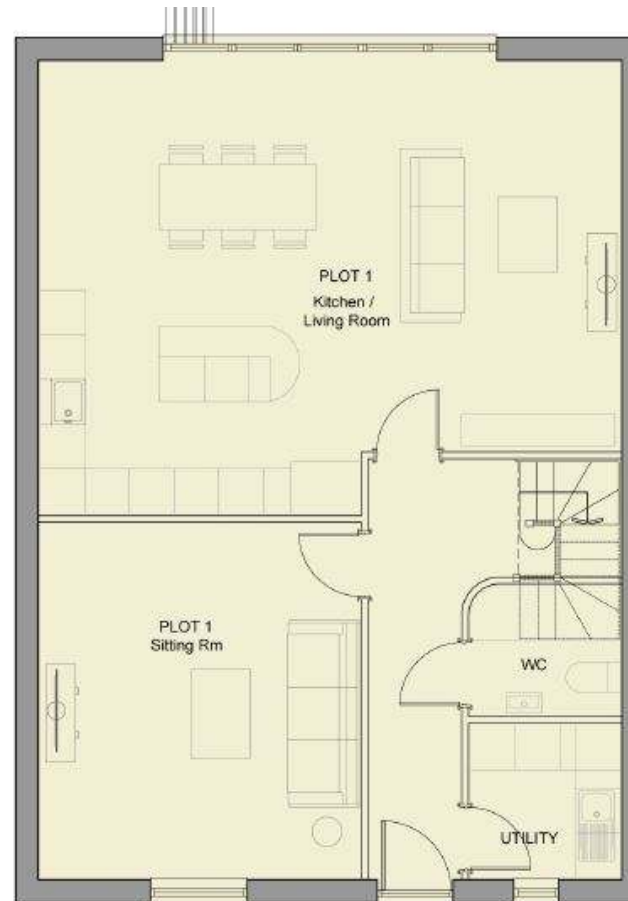
## Hill Crest - Plot 1 - £569,995

A reception hall with cloakroom/wc and dog leg staircase leads off into a sitting room and an impressive 25'5" (7.80m) long dining kitchen and living area with a kitchen of your choice and bi-folding doors out into the rear garden complemented by a useful utility room off the reception hall.

The first floor landing leads off into a principal bedroom with en-suite shower room, 2 further bedrooms, a home office and a house bathroom.

Ground Floor	Metric	Imperial
Kitchen/Living Rm	7.80 X 6.10	25.5" X 20"
Hall	1.20 X 5.60	3.9" X 18.4"
Utility	2.00 X 2.10	6.6" X 6.9"
WC	2.00 X 1.70	6.6" X 5.6"
Sitting Rm	4.30 X 4.70	14.1" X 15.4"

First Floor	Metric	Imperial
Bedroom 1	3.90 X 3.70	12.7" X 12.1"
En suite	1.20 X 3.60	3.9" X 11.8"
Bedroom 2	3.90 X 2.80	12.8" X 9.2"
Bedroom 3	3.70 X 3.00	12.1" X 9.8"
Bathroom	2.80 X 2.10	9.1" X 6.9"
Office	2.40 X 3.10	7.9" X 10.2"



### Peace of Mind Warranty

Each property will come with the added benefit of a 10 year insurance warranty.

Please note all dimensions are subject to slight modifications

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