



Shaw Crescent, Huby Guide Price £225,000

A fabulous 2 bedroom semi-detached bungalow in the highly regarded village of Huby featuring a newly renovated interior that includes a stylish 22'0" long open plan kitchen and living area, 2 double bedrooms and bathroom, complemented by a car port and a delightful larger than average rear garden backing onto farmland.

*** NO ONWARD CHAIN ***

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Inside

A reception hall leads off into a stunning 22'0" long open plan kitchen and living area with front garden views from the living end and rear garden views from the kitchen end that features a superbly appointed new kitchen that includes a dining bar, generous range of storage cupboards and integrated appliances (oven, hob, dishwasher, fridge and freezer) complemented by access into a versatile utility and storage area.



The bungalow also provides 2 double bedrooms and a stylish new bathroom.

Other internal features of note include double glazing, independently controlled electric radiators and an opportunity to plaster and decorate the reception hall.

Outside

The front garden is mainly laid to lawn and a driveway to the side provides parking and access into a car port.



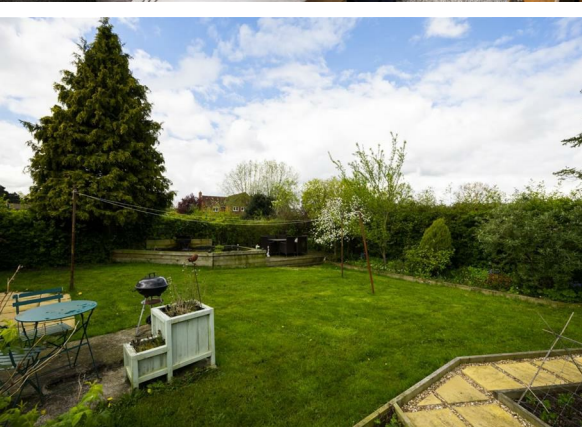
The larger than average rear garden backs onto farmland, offers some delightful views and has been beautifully landscaped to feature a lawn, fabulous raised pond and a greenhouse.

Services

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

Energy Efficiency

This property's current energy rating is D (56) and has the potential to be improved to an EPC of B (85).



Council Tax & Postcode

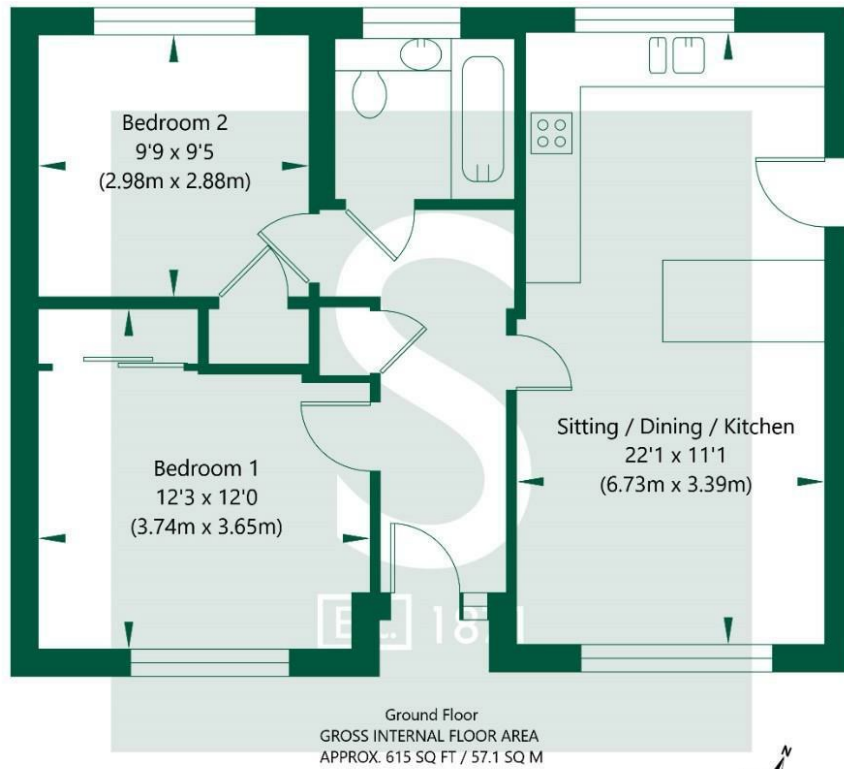
This property sits within North Yorkshire Council and is in the tax band of B. The postcode for the property is YO61 1JF.

Tenure

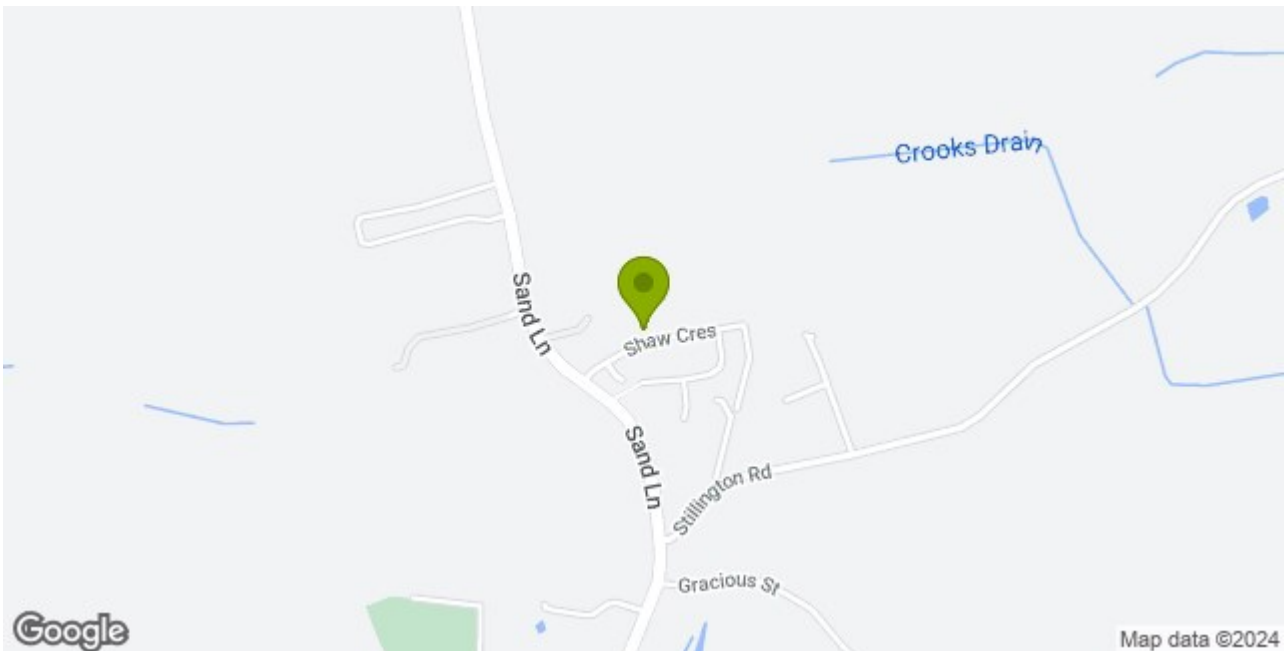
We have been informed by the vendor that the property is freehold.



Shaw Crescent, Huby, York, YO61 1JF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 615 SQ FT / 57.1 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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