



## Maple Lane, Huby Guide Price £995,000

A luxurious and highly energy efficient 5 bedroom detached new home built by the award winning local housebuilder, Northmead Homes. Features include underfloor heating, solar panels and professionally landscaped front, rear and side gardens.

\*\*\* ESTIMATED COMPLETION MAY/JUNE 2025 WITH £43,250 STAMP DUTY PAID - FOR A LIMITED PERIOD ONLY \*\*\*

Follow Stephensons on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for stephensons1871.





## Property Overview

Welcome to Maple Fields in Huby, a double award winning development in 2024 & 2025 for quality & workmanship which provides a beautiful range of energy-efficient new homes located on the rural fringes of a highly regarded village just under 7 miles north of York and 4 miles south east of Easingwold.

The Aldwark is a magnificent 5 bedroom detached home enjoying an enviable cul-de-sac position and built to an exceptionally high specification that includes an energy efficient air source central heating system with underfloor heating on the ground floor and radiators on the first and second floor, complemented by solar panels with battery storage to supplement the property's energy bills and a larger than average rear garden.

## Inside

A reception hall with cloakroom/wc and separate cloaks cupboard leads off into a sensibly sized study/snug and a sitting room with a walk-in bay window. The simply stunning 32'10" (10.01m) long L-shaped dining kitchen and living room features 2 sets of bi-folding doors out into the rear garden and a luxurious bespoke kitchen that includes generous storage a range of integrated Neff appliances, induction range cooker and Quooker boiling tap, complemented by a roof lantern and utility room.

The first floor landing leads off into 2 double bedrooms, family bathroom and an impressive principal bedroom suite featuring a dressing room, luxury en-suite with free standing bath and walk in shower.

The second floor features 2 further double bedrooms and a 2nd family bathroom.

Other internal features of note include Villeroy & Boch and Roper Rhodes Sanitaryware, an air source central heating system with underfloor heating on the ground floor and radiators on both the first second floors, double glazing plus solar panels and battery storage supplementing the property's energy bills.

## Outside

Professionally landscaped front, side and rear gardens with south and west facing aspects and the detached double garage will benefit from both power and light.

## Agents Note

Stamp Duty paid only applies if this is your main residence not a second home or an investment property and is available for a reservations by 30th April 2025.

## Peace of Mind Warranty

This luxurious new home will come with a 10 year Structural Warranty

## Tenure

Freehold

## Services/Utilities

Electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 1600\* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.

## EPC Rating

New Build - Rate not available yet

## Council Tax

New Build - Rate not available yet - North Yorkshire Council

## Current Planning Permissions

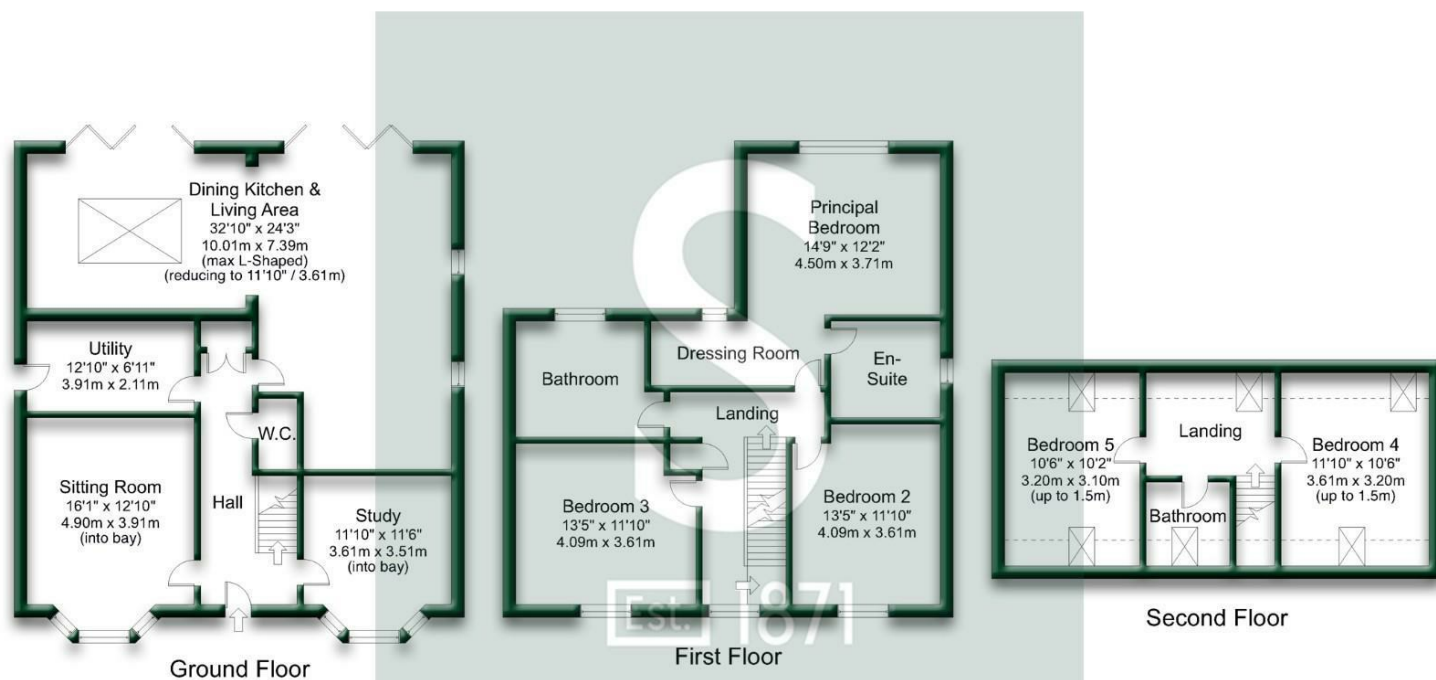
No current valid planning permissions

## Viewings

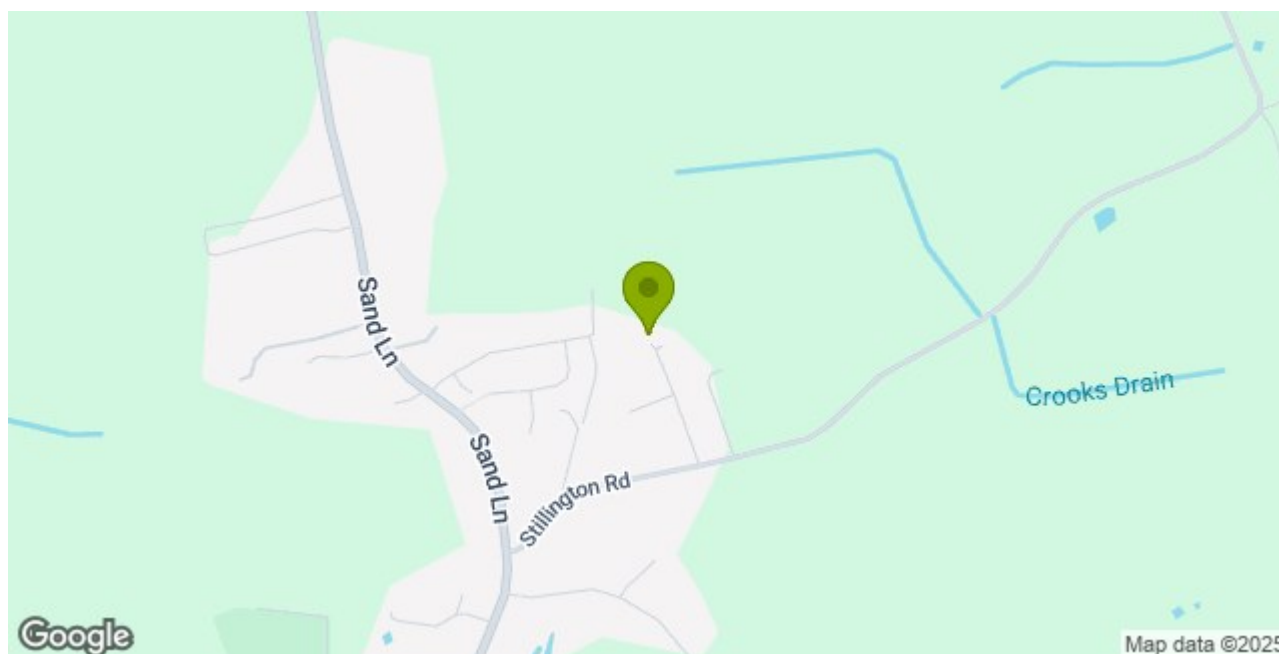
Strictly via the selling agent - Stephensons Estate Agents, Easingwold



**NORTHMEAD**  
HOMES



Gross internal floor area excluding Garage with Attic Trusses (approx.): 246.2 sq m (2,650 sq ft)  
 Gross internal floor area including Garage with Attic Trusses (approx.): 301 sq m (3,240 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Apex Plans.



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

## Associates

N Lawrence

