



Huby, York Guide Price £290,000

A luxurious and highly energy efficient 2 bedroom new home built by the award winning local housebuilder, Northmead Homes. Features include underfloor heating, solar panels, double width driveway and an enclosed rear garden.

*** ESTIMATED COMPLETION - MAY 2025 WITH £4,500 STAMP DUTY PAID - FOR A LIMITED PERIOD ONLY ***

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Property Overview

Welcome to Maple Fields in Huby, a beautiful development 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 Slingsby is a luxurious 2 bedroom home in 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 complemented by solar panels to supplement the property's energy bills.



Inside

The ground floor living space includes a cloakroom/wc, generous 16'9" (5.11m) long living room and a stunning dining kitchen with integrated appliances and access out into the rear garden.

The first floor features 2 generous double bedrooms and a stylish bathroom.

Outside

Externally a double width driveway at the front of the property provides parking for 2 vehicles and the enclosed rear garden comes ready turfed with glorious far reaching rural views beyond.



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

Each of these luxurious new homes 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

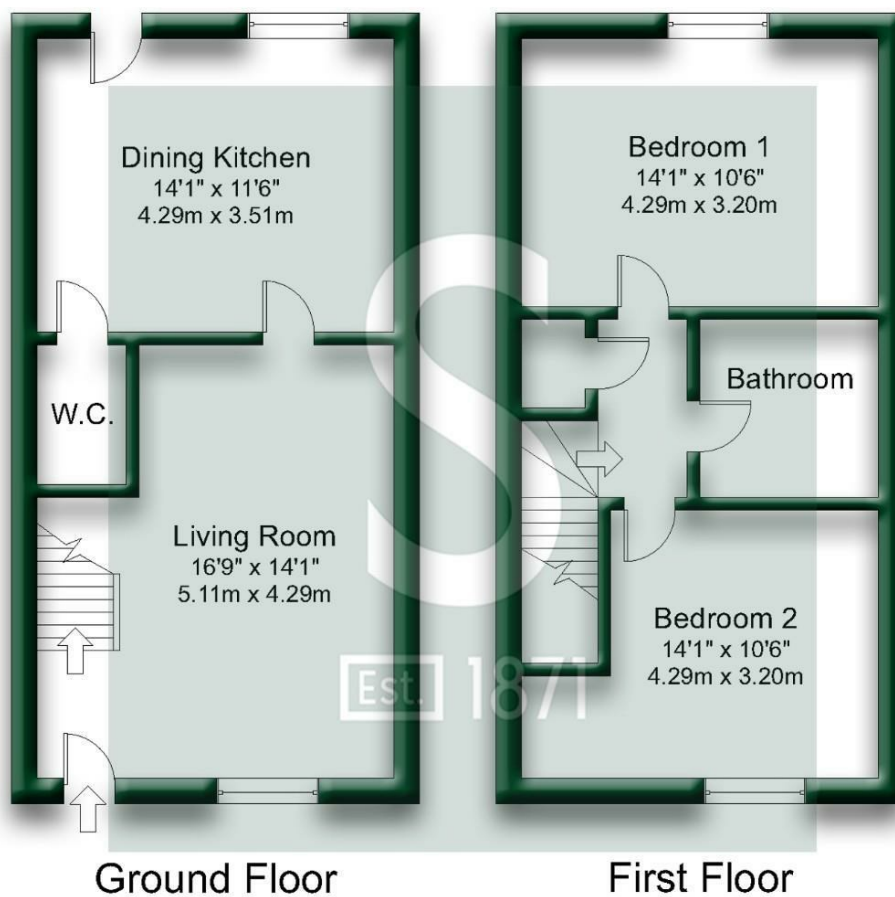
Current Planning Permissions

No current valid planning permissions

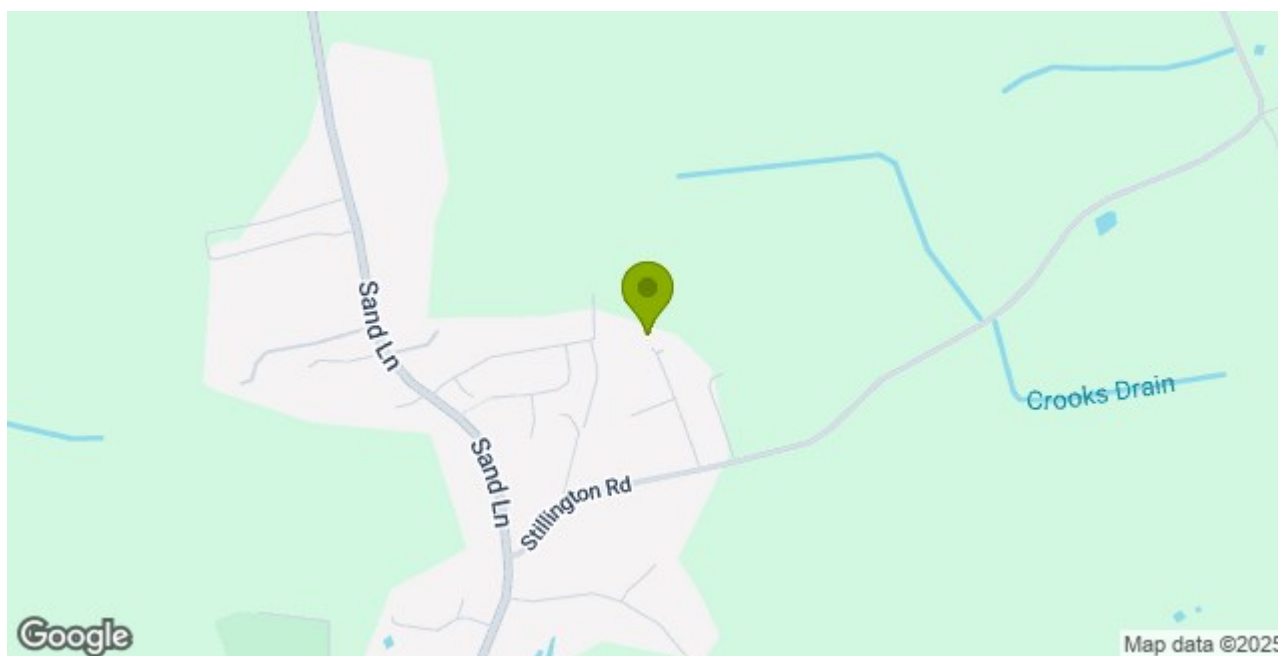


Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



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