

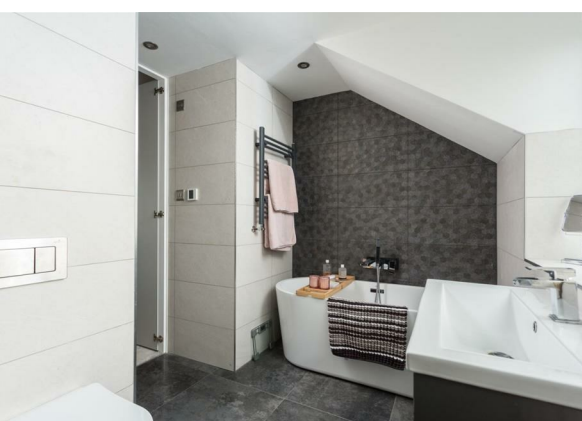


Huby, York Guide Price £499,995

*** WATCH OUR SOCIAL MEDIA REEL NOW *** A fabulous 4 bedroom detached property on the rural fringes of a much sought after village just over 7 miles north of York and 4 miles south of Easingwold. The luxuriously appointed interior features 3 versatile reception rooms, stylish dining kitchen and a stunning principal bedroom suite, complemented by glorious far reaching rural views to the rear.

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Property Overview

Extended and comprehensively refurbished in 2021, the property features a contemporary interior and is situated within walking distance of a host of village amenities that include a newly opened community run shop and post office, a primary school, 2 outstanding village pubs serving fabulous food and a highly regarded fish and chip shop.

Inside

An impressive 21'2" (6.45m) long reception hall with oak flooring and cloakroom/wc leads to 3 versatile reception rooms which include a sitting room with wood burning stove at the front of the property and a formal dining room and a family room at the rear, both benefitting from rear garden and rural views.

The superbly appointed dining kitchen boasts underfloor heating and features a stunning Nobilia kitchen that provides generous storage, extensive worktop space and a range of integrated appliances, complemented by rural views and a larger than average utility room leading off.

The first floor landing leads off into a luxurious principal bedroom with built-in wardrobes, glorious far reaching rural views towards Crayke and a "Narnia" style en-suite bathroom with both a bath and separate walk-in shower, complemented by a heated towel rail and underfloor heating. The first floor also features 3 further bedrooms (2 doubles and 1 single) and a family bathroom.

Other internal features of note include double glazing and an air source central heating system with underfloor heating in the dining kitchen, utility room and dining room/snug and radiators elsewhere.

Outside

Externally a block paved driveway at the front of the property provides parking and access into an integral storage garage (8'4" x 6'0").

The lawned rear garden features a paved seating area and glorious far reaching rural views.

Tenure

Freehold

Services/Utilities

Electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed

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

EPC Rating

C

Council Tax

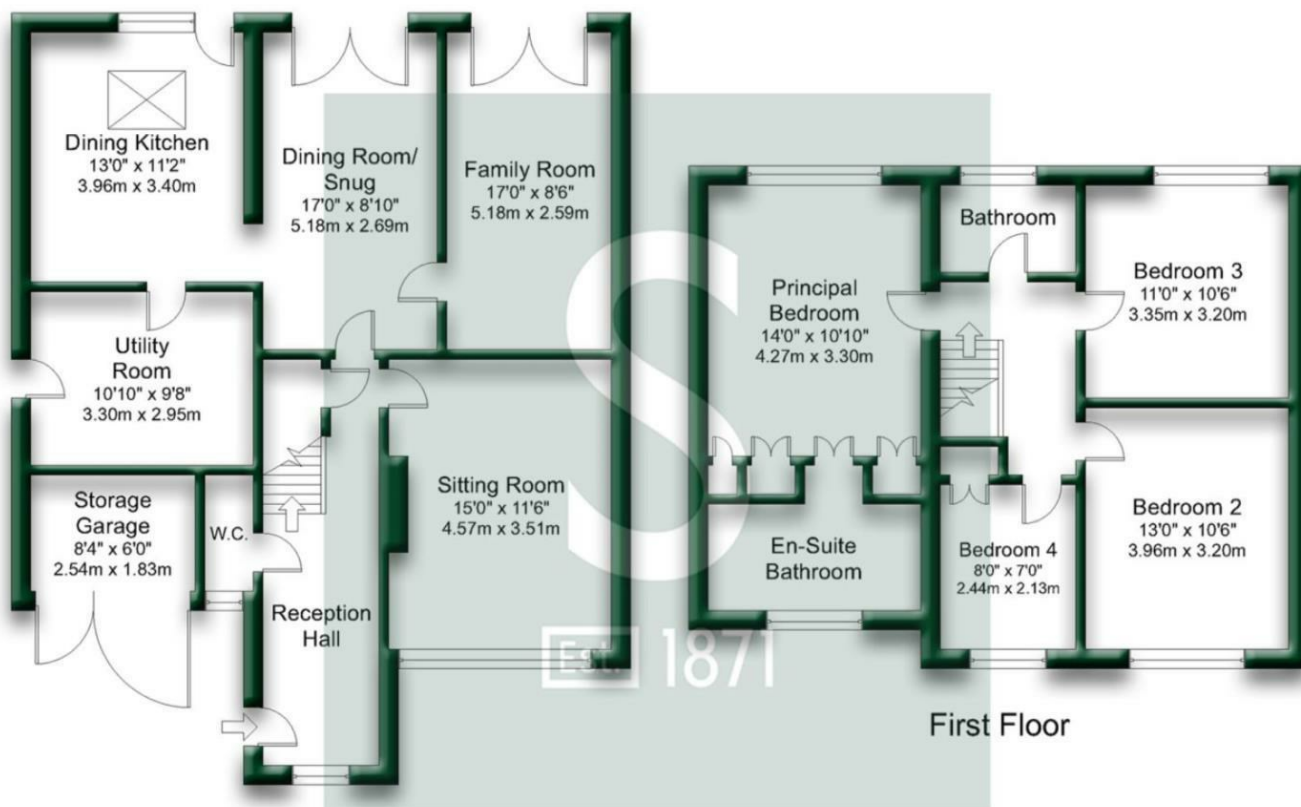
D - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold

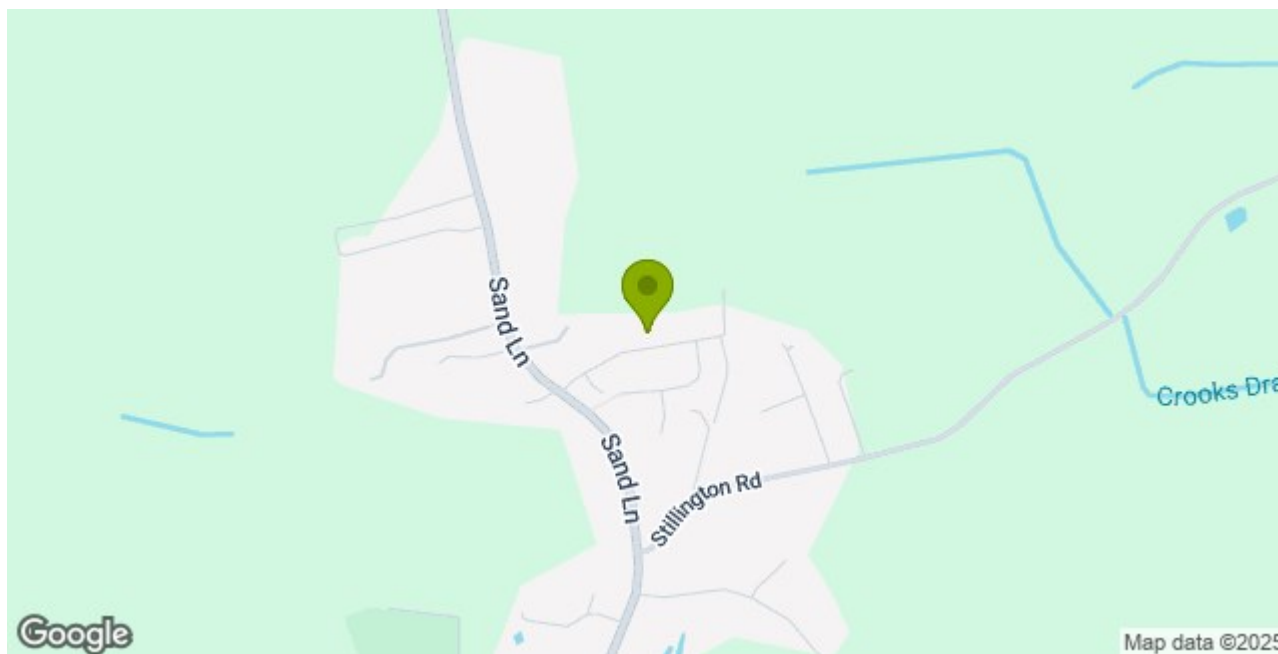


Ground Floor

Gross internal floor area excluding Storage Garage (approx.): 148.8 sq m (1,602 sq ft)

Not to Scale.

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