

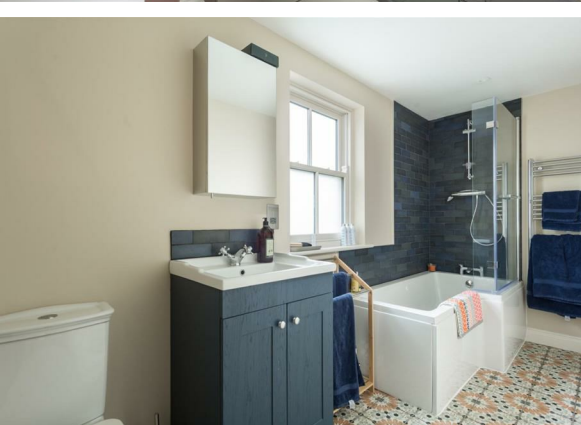


Main Street, Huby Guide Price £550,000

A beautifully presented 4 bedroom detached cottage nestled in the heart of Huby on the picturesque village Main Street providing around 1,725 sq ft of character filled living space. Features include 3 elegant reception rooms and an impressive 27'5" (8.35m) long dining kitchen complemented by off road parking and attractive gardens to both front and rear.

*** NO ONWARD CHAIN ***

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Location Overview

The highly regarded village of Huby, situated around 7 miles north of York's outer ring road, just under 4 miles south of Easingwold and less than 3 miles off the A19 commuter route, offers an excellent range of amenities that include a fantastic newly opened village shop with a post office counter, 2 popular pubs serving great food, a fish and chip shop and a primary school.

Inside

A reception hall with cloaks cupboard leads off into a charming snug with painted beams and built-in storage and a versatile 20'6" (6.25m) long living room with further painted beams and currently providing both living and home office space. The impressively appointed 27'5" (8.35m) long dining kitchen provides extensive storage and generous worktop space complemented by French doors off the dining area opening out into the rear garden and a versatile 19'7" (5.97m) long 3rd reception room leading off. The extended ground floor living accommodation also features a cloakroom/wc and a utility room with stable style door out to the rear garden.

The 19'0" (5.79m) long first floor landing leads off into 3 double bedrooms (1 with stylish en-suite shower room), 1 single bedroom with built-in wardrobes and a fabulous house bathroom.

Other internal features of note include oil fired radiator central heating and bespoke double glazed timber sash windows fitted in 2021.

Outside

The front garden is mainly laid to lawn and a shingled area of hardstanding with EV charging point immediately in front of the cottage provides parking for 2 or 3 vehicles. The shared drive continues to the rear and the gate to Kentmere Cottage.

The mainly walled rear garden has been landscaped to feature an expansive dining patio with pizza oven and BBQ area, lawn, Rhino greenhouse and timber built garden shed with further storage space on the opposite side of the shared drive.

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

D

Council Tax

F - North Yorkshire Council

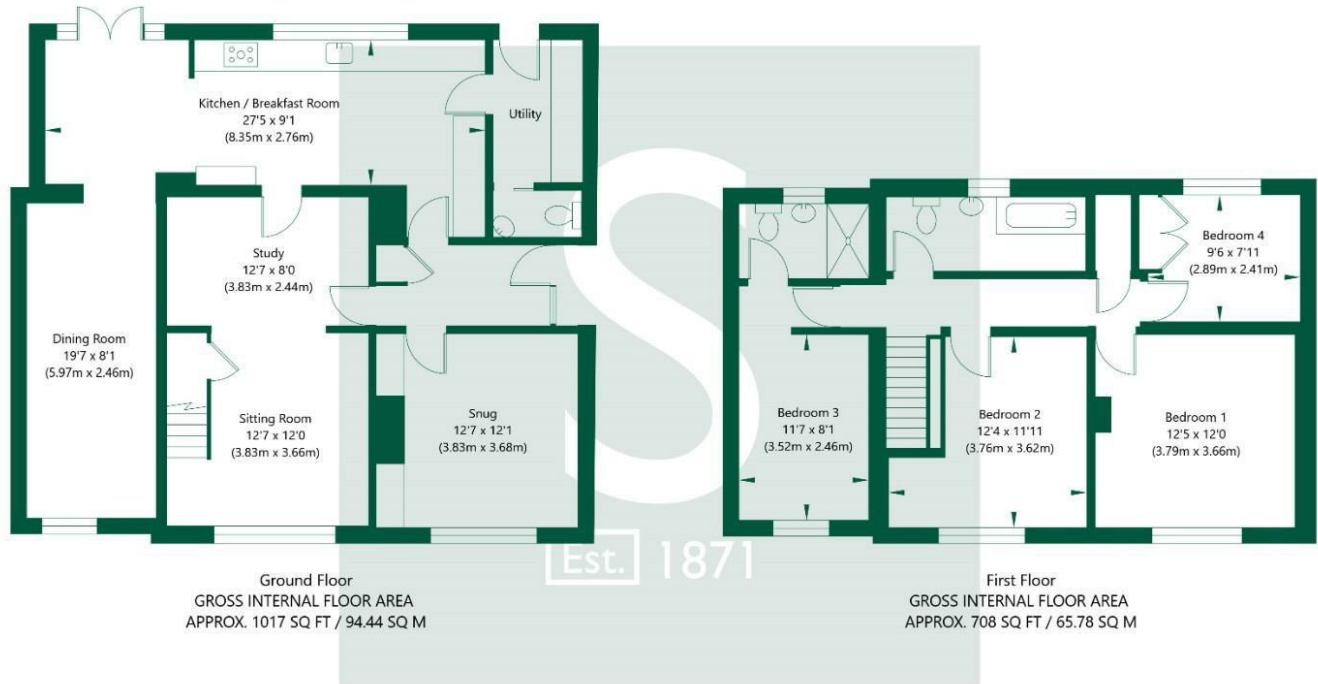
Current Planning Permissions

No current valid planning permissions

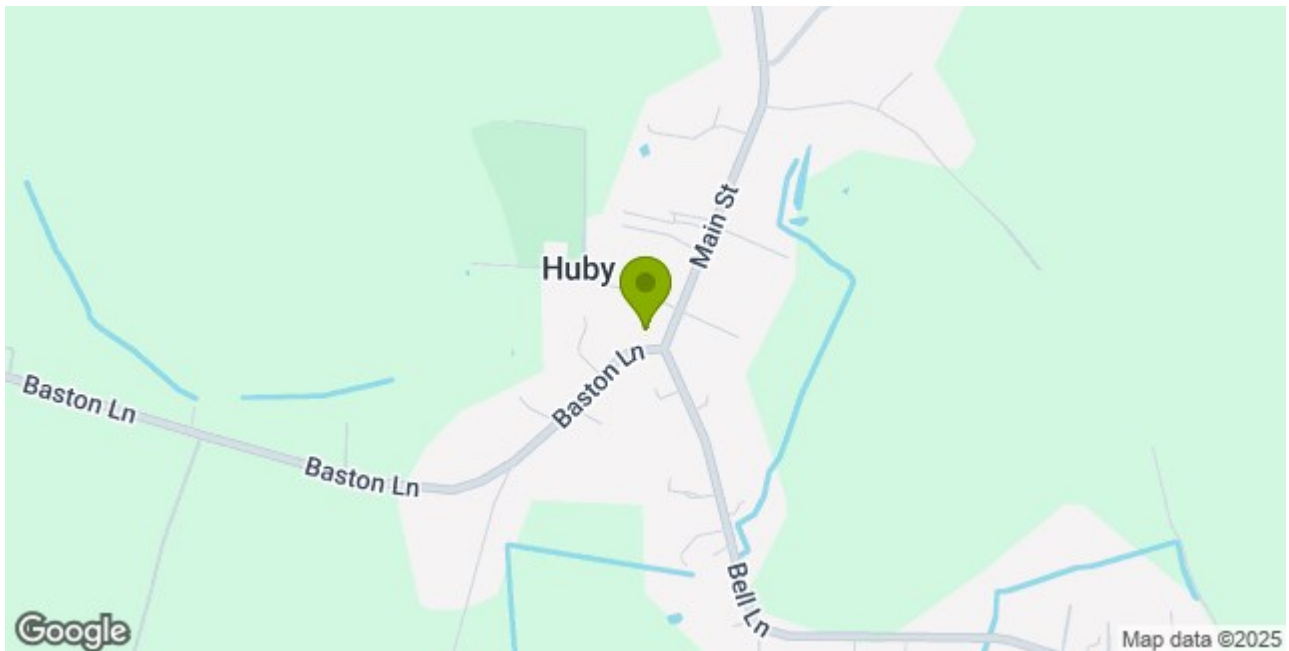
Viewings

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

Main Street, Huby, York, YO61 1HQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1725 SQ FT / 160.22 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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