



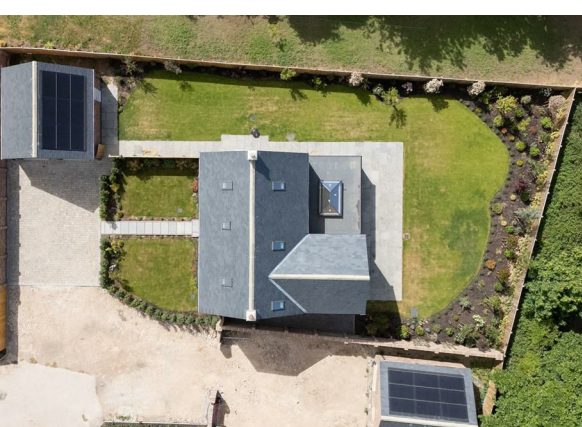
## Maple Lane, Huby Guide Price £965,000

\*\*\* WATCH OUR MEDIA TOUR NOW \*\*\* A luxurious, energy efficient 5 bedroom detached house built by the award winning local housebuilder, Northmead Homes. Experience exceptional modern living in this beautifully crafted new home that combines luxury, sustainability and inspired design throughout. Key features include underfloor heating, solar panels and battery storage for superior energy efficiency.

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## Overview

Welcome to Maple Fields in Huby, a double award winning development recognised and celebrated for quality & workmanship in 2024 and 2025 which provides a beautiful range of energy-efficient new homes located on the rural edge of a highly regarded well served 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 offering spacious, modern living with exceptional attention to detail and a strong focus on sustainability. Built to an impressively high specification, this stunning family home features an energy efficient air source central heating system, underfloor heating on the ground floor, solar panels with battery storage to reduce energy costs, generous parking, detached double garage and a professionally landscaped 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.

## 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

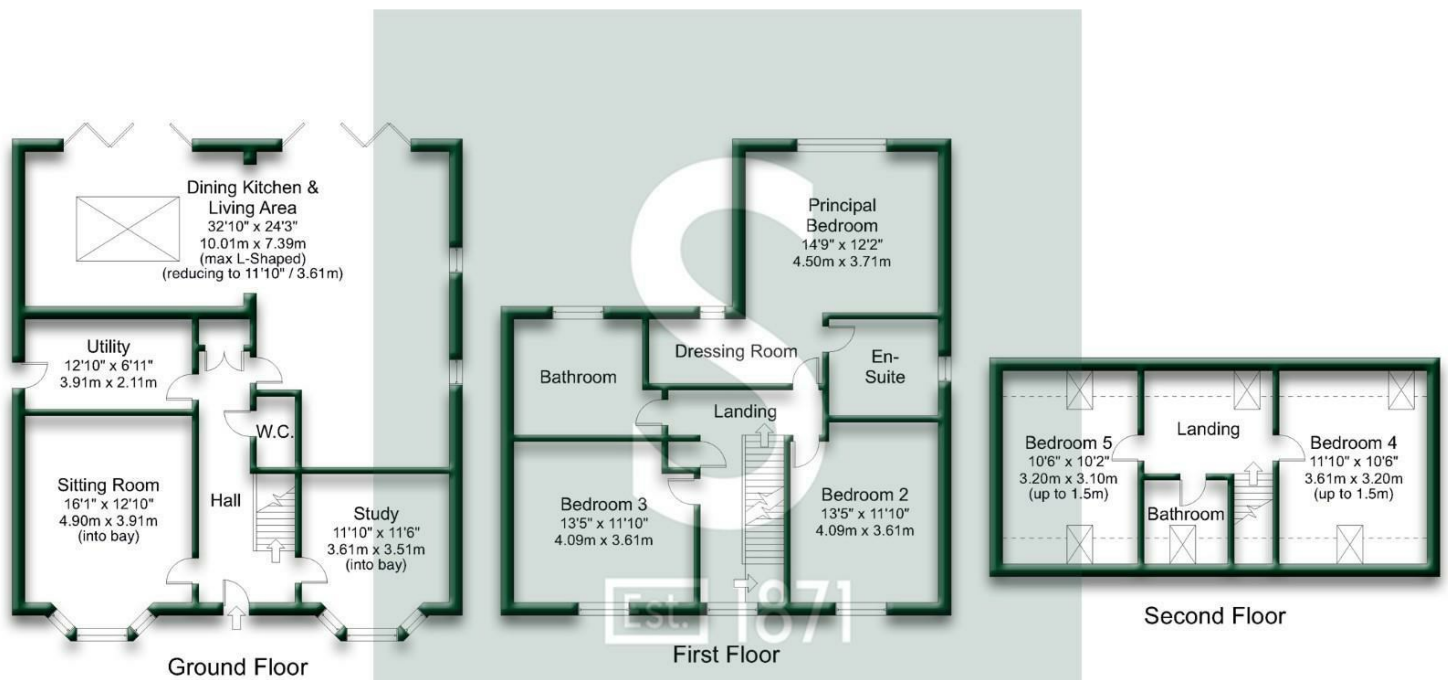
New Build - Rate not available yet - North Yorkshire Council

## Current Planning Permissions

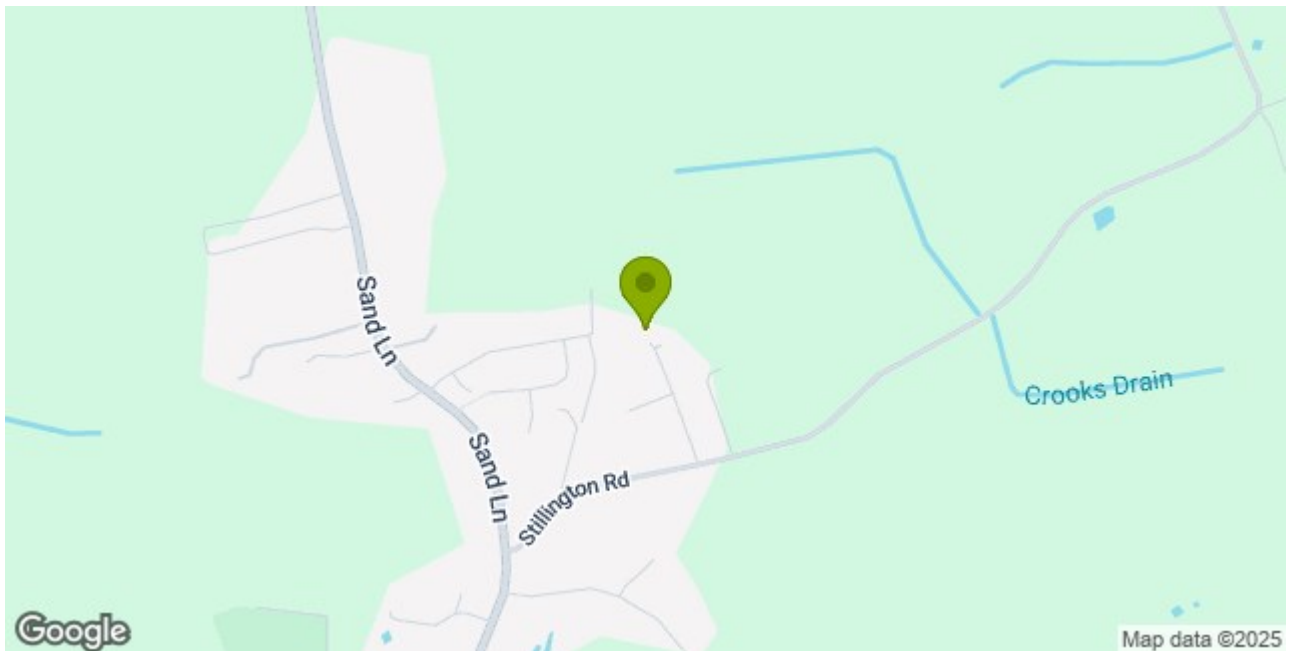
No current valid planning permissions

## Viewings

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



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)  
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