



**Stocks Hill, Huggate, York, YO42 1YQ**



• No Onward Chain • A substantial property with circa 3000 sqft of accommodation • Living room, formal dining room & garden room • Kitchen with a range of appliances • Utility room & separate laundry room • Six bedrooms, one with an en-suite & a family bathroom • Annex: kitchen, living room, bedroom & shower room • Double garage with electric doors • Substantial rear garden with a greenhouse & shed • EPC = D

## Guide Price £725,000

If you are looking to upsize, like the idea of living in a village with a strong community spirit and desire views over the Wolds, then look no further as this fantastic family home could be the perfect purchase for you. The property boasts over 3000 sqft of versatile accommodation which includes a self contained annex and stunning landscaped gardens. The property sits on an elevated plot and is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you find yourself in an enclosed porch, perfect for the storage of coats and shoes. Beyond is the main hallway with stairs rising to the first floor and doors off to all sides. The living room is a good size with a contemporary electric fire at its centre and a bay window which provides views over the front garden. Double doors open to the formal dining room, which in turn leads to a superb garden room where you can sit and enjoy the sun in the summer months.

The breakfast kitchen offers an extensive range of storage units with granite work tops, a four ring induction hob, composite sink with drainer, dishwasher, microwave, double oven and a fridge. A door from the kitchen opens into the utility room with further storage and space for additional white goods. In addition, there is a cloakroom with a WC and hand basin. A laundry room with plumbing for a washing machine, sink unit and a boiler separates the annex from the main house. The annex which can be used in conjunction with the main house or totally independent if required comprises kitchen, shower room, living room and double bedroom

The first floor offers adaptable living with up to six bedrooms, if required. The master bedroom has a range of fitted bedroom furniture from Hammonds, fabulous views and a modern en-suite shower room. In addition, there are three bedrooms with fitted storage and two which are currently being used as studies. The house bathroom has a bath, basin, WC and separate shower cubicle.

Externally the block paved drive leads to a double garage with electric doors. The front garden is laid to lawn with planted borders and hedged boundaries. To the rear there is a large paved patio with a covered area perfect for housing a bbq. There is a well thought out landscaped shrubbery, steps leading to the rear lawn with mature planting, a greenhouse and shed.







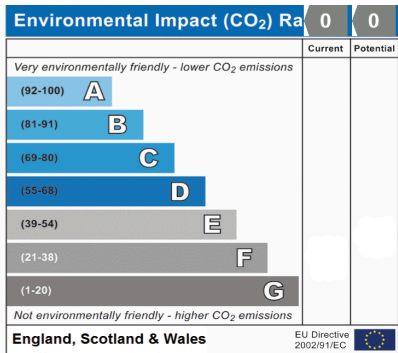
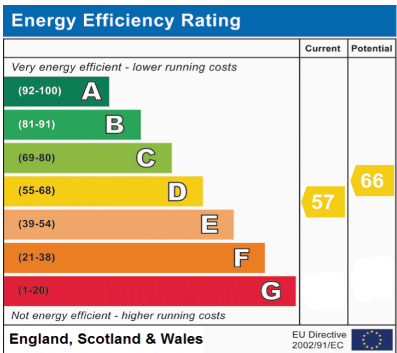
**A SUBSTANTIAL FAMILY HOME WITH NO ONWARD CHAIN**





**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**





Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating.

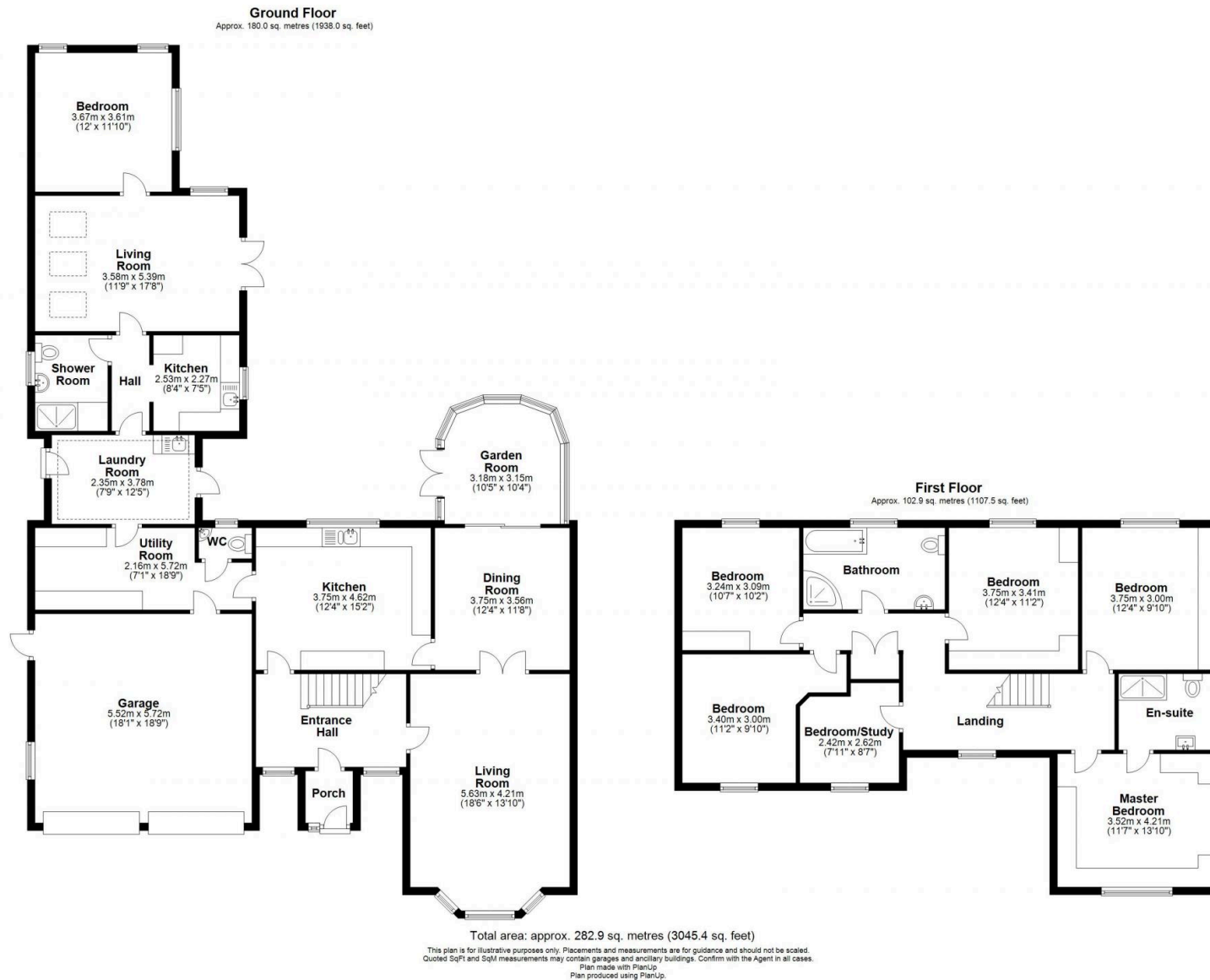


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