



RICHMOND HOUSE, EASINGWOLD ROAD, HUBY, YORK, YO61 1HN
GUIDE PRICE £495,000

Williamsons
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RICHMOND HOUSE

EASINGWOLD ROAD, HUBY, YORK, YO61 1HN

Mileages: Easingwold - 4 miles, York City Centre - 11 miles (Distances Approximate)

Impressive stylish and beautifully presented detached 4 bedroom family home providing excellent family accommodation and enjoying delightful landscaped gardens, within this highly popular semi Rural village to the north of York, having ease of access onto the A19 for travel further afield.

With UPVC double glazing, oil fired central heating and no onward chain.

Storm porch, staircase lobby, lounge, separate family room /study, rear hall, cloakroom/WC, Utility room, Living kitchen with AGA.

First floor landing, principal bedroom, fully tiled ensuite shower room, three further bedrooms, house bathroom.

Front low maintenance garden Double Length Garage, extensive landscaped and beautifully tended gardens, and orchard, brick potting shed and workshop/implement store, rear access onto Tally Hill.

In all 0.23 acres.



This highly appealing and attractive double fronted 4 bed roomed family home enjoys a most pleasant position within a short walk of Huby village amenities and can only be truly Appreciated by an internal inspection.

At the front is an out built glazed storm porch, shielding the inner entrance door, which opens to a wide staircase lobby.

The LOUNGE is an attractive room with square bay and feature fireplace with cast wood burning stove set on a stone hearth, french doors open onto secluded patio and beautiful tended gardens beyond.

Separate FAMILY ROOM/STUDY with matching square bay, polished oak floor and 12 foot range of bookshelves, rear hall with tiled floor and useful understairs cupboard,

CLOAKROOM/WC and UTILITY ROOM with Belfast sink, space and plumbing for a washing machine.

The hub of the house is the LIVING KITCHEN which enjoys a dual aspect overlooking the gardens. comprehensively fitted with a range Shaker style craftsman made cupboard and drawer, wall and floor fittings complimented by granite effect worksurfaces, inset 1 1/2 bowl sink unit with swan mixer tap , side drainer, integrated dishwasher, central 2 oven AGA with adjoining 2 ring hob and french doors open to the patio and gardens beyond.

From the reception hall a wide staircase leads to the first floor landing ,built-in bookcase and loft access to part boarded loft.

THE MAIN BEDROOM includes a range of fitted wardrobes and enjoys a dual outlook over the gardens fully tiled ENSUITE SHOWER ROOM with shower cubicle, with electric shower, wall hung wash hand basin, and low-level WC, heated towel radiator.

There are THREE FURTHER BEDROOMS each enjoying views either towards farmland or over the Extensive gardens and each having fitted wardrobes.

BATHROOM with white suite comprising shaped and panelled bath with shower over, Wall hung wash hand basin and low level WC, fitted cupboards and towel radiator.

OUTSIDE, enjoying a pleasant private position set behind a neatly clipped laurel hedge and approached through wrought iron gates onto a gravel driveway and providing off-road parking. an arched passage leads through to the rear garden. Attached Double Length garage(34' 10 x 9' 8)with roller shutter door.

At the rear is an extensive PRIVATE GARDEN, beautifully landscaped after many years of hard graft, currently comprising a courtyard with barbecue patio area, steps lead to a generous garden with shaped borders abundantly stocked with flowers and shrubbery including Birch, Laurel, Rose and with a raised planter. useful brick and timber potting shed (11' 9 x 7' 6)with power. Secondary patio suitable as a sun downers G and T seating area. A path leads through to a further garden and productive orchard with mature Apple Plum and Bramley trees, a composting area, raised beds and soft fruit enclosure.

Timber workshop (16 x 9) with light and power
Rear access gate and path leads to Tally Hill.

LOCATION - Huby is a conveniently located village approximately 4 miles south east of the Georgian market town of Easingwold and 11 miles north of York city centre. The village and surrounding areas are well served with a shop, school and recreational facilities and there is good road access via the A19 trunk road to the principal Yorkshire centres including those of Thirsk, Northallerton, York and Leeds.

TENURE – FREEHOLD

COUNCIL TAX BAND - E

POSTCODE - YO61 1HN



DIRECTIONS - From our central Easingwold office, proceed along Stillington Road, turn right signed posted Huby. On entering along Easingwold Road, Richmond House is on the left hand side and can be identified by the 'Williamsons for Sale' board.

VIEWING - Strictly by appointment with the sole selling agent, Williamsons Tel: 01347 822800 Email: info@williamsons-property.com



**ENERGY PERFORMANCE CERTIFICATE – E
A FULL ENERGY PERFORMANCE CERTIFICATE IS
AVAILABLE ON REQUEST**

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RICHMOND HOUSE

Approximate Gross Internal Area
2070 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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