



North Lane, Huntington, York, YO32 9SU

• No Onward Chain • A spacious family home with an annex • Circa 1.5 acres with a workshop, office & compound • Contemporary open plan kitchen/living/dining area • Living room & dining area • Four double bedrooms, two with en-suites • Family bathroom • An abundance of parking • Non compliant septic tank • EPC = D

Guide Price £800,000

If you are looking for a change of lifestyle, like the idea of being close to York but desire land, an annex, yard and workshop, then look no further as this exceptional property provides just that. The current vendors have modernised this lovely home throughout, creating attractive open plan living spaces alongside individual cosy rooms, a feature that will surely appeal to the most discerning of purchasers. The annex to the rear would be perfect for dual family living, teenagers or as a let to generate additional income. A viewing is highly recommended to fully appreciate everything that it has to offer.

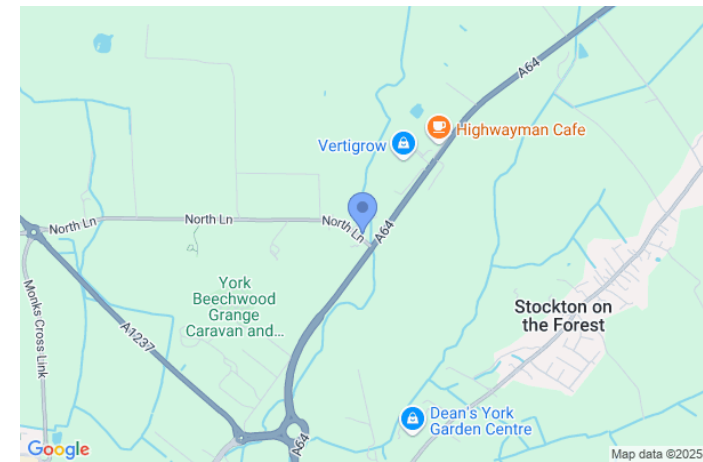
On entering the main house you will see stairs rising to the first floor and a door off to the right which opens to the living room with a log burner and a bay window. To the other side of the stairs you will find the dining hall which provides more than enough space for a good sized formal dining table with chairs. A cloakroom with a w/c and hand basin can be found beneath the stairs.

The open plan kitchen/living/dining area is at the rear and has been finished to high standard. The kitchen has been fitted with a range of appliances including a fridge/freezer, steam oven, microwave oven, two single ovens, washing machine, dishwasher and a five ring hob. There are various storage units and a breakfast bar at one end. A log burner can be found at the centre of the room, perfect for the colder winter months. The living area benefits from dual aspect windows, French doors and a feature display wall.

To the first floor there are four double bedrooms, three of which have built in storage and two with en-suite shower rooms. A family bathroom comprising bath, floating hand basin, corner shower, chrome heated towel rail and w/c completes the internal accommodation.

The annex is to the rear of the main house and comprises of a kitchen, living room, bedroom and bathroom.

To the front of the property you will find a horseshoe drive with a raised bed adjacent to the road that has been planted with a variety of mature shrubs and trees. There are two set of gates off, the first opens into a secure compound where machinery can be stored, the second opens into the rear garden. This section is primarily laid to lawn with a variety of mature trees to its borders. There is a breeze block built workshop with power and an office unit. The paddock is accessed via a small bridge and would be perfect if you like the idea of owning livestock. The property has a septic tank which we believe is not compliant with current regulations. Anyone that is interested in purchasing will be expected to account for the replacement of this system within any offer.





A FANTASTIC FAMILY HOME WITH AN ANNEX, YARD, WORKSHOP & CIRCA 1.5 ACRES



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	70

Address:
Reference: 1966

Environmental Impact (CO ₂) Ra		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority York City Council

Services Mains water & electric. Oil fired central heating & a septic tank

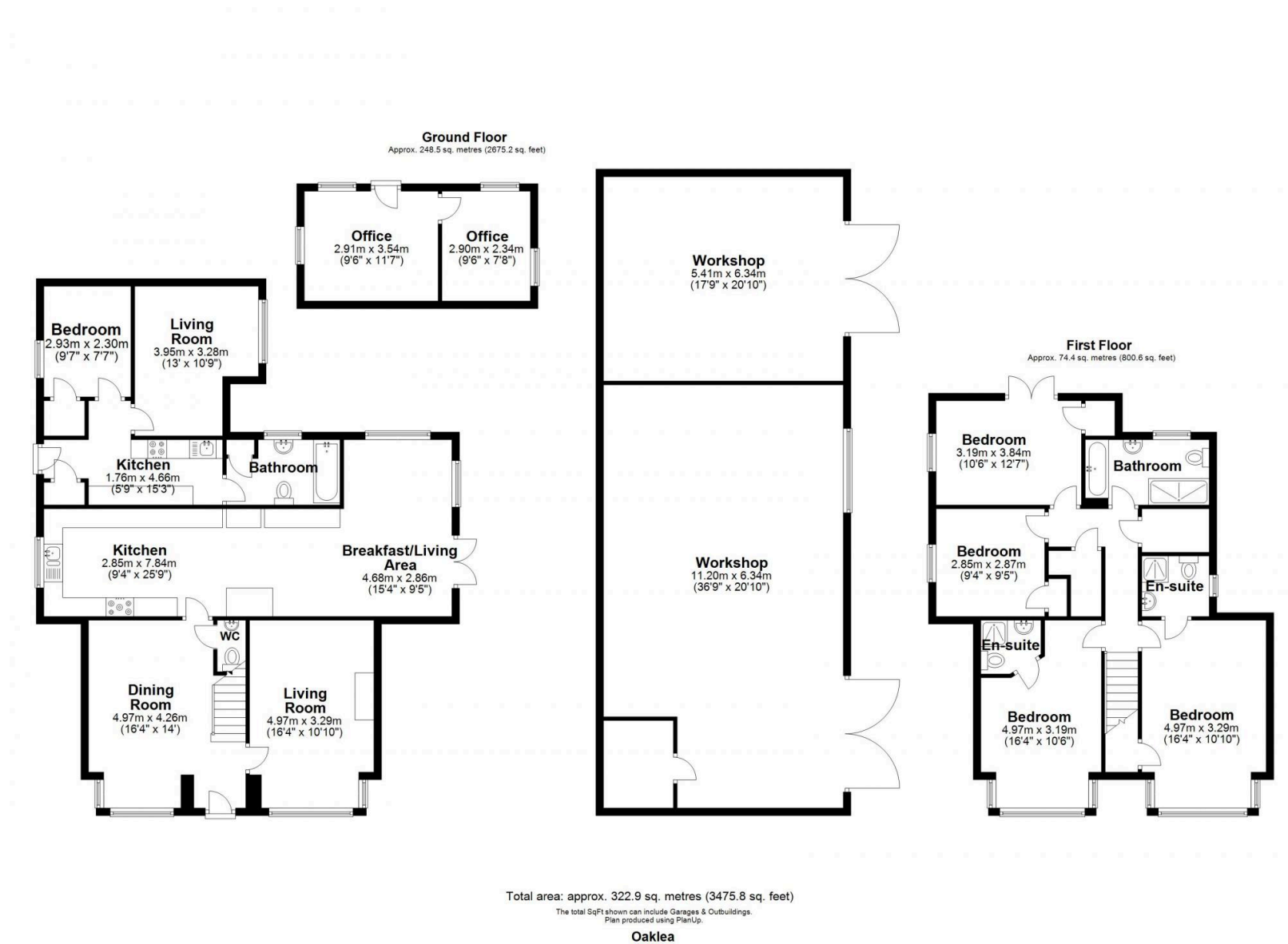


rmenglish.co.uk



Offices in **York, Pocklington and Market Weighton**

R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.