



8 Maple Croft Huby  
Easingwold, YO61 1JQ  
Offers Over £430,000

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BEAUTIFULLY APPOINTED 4 BEDROOMED FAMILY HOME SET IN THE HIGHLY SOUGHT AFTER VILLAGE OF HUBY, IMMACULATEDLY PRESENTED WITH AN IMPRESSIVE 26FT OPEN PLAN L-SHAPED KITCHEN/LIVING/DINING ROOM WITH ADJOINING BI-FOLD DOORS TO THE GARDEN, NO 8 HAS BEEN TASTEFULLY REFURBISHED, EXTENDED AND RECONFIGURED IN RECENT YEARS, ENJOYING A CUL-DE-SAC LOCATION WITH GENEROUS PARKING, GARAGE AND A SEPARATE OFFICE/HOBBY ROOM.

Mileages: Easingwold – 4 miles, York City centre – 11 miles (Distances Approximate)

Reception Lobby, Sitting Room, 26ft Kitchen/ Living./ Dining Room, Separate Utility, Cloakroom/ WC

First Floor Landing, 4 Bedrooms, Family Bathroom

Outside - Front Garden, Driveway, Garage with Adjoining Store and Separate Office/ Hobby Room, Gardens and Patio

Approached via a smart composite entrance door with a semicircular glazed fanlight above and a spy hole below a canopy porch, opens to a welcoming RECEPTION LOBBY. To the side a turned staircase rises to the first floor.

CLOAKROOM/WC, fitted with a wall hung wash hand basin set beneath a frosted uPVC window, low-suite WC with concealed cistern.

An inner door opens into the SITTING ROOM, featuring a bay uPVC window overlooking the front garden and the pleasant cul-de-sac beyond. A cast iron wood burning stove, set on a stone hearth with matching surround and mantel provides a focal point. Double doors open to a useful storage cupboard. To the side, a further door leads to;

An impressive L-shaped KITCHEN/ LIVING/ DINING ROOM extending to over 26ft. The DINING AREA boasts on trend panelling and a floor to ceiling radiator and in turn adjoins;

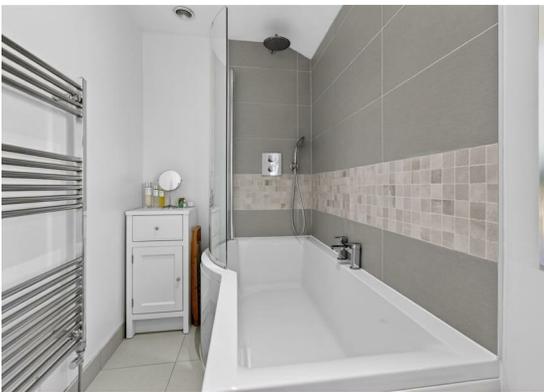
A beautifully appointed KITCHEN/ LIVING SPACE. The kitchen is comprehensively fitted with a range of wall and base units complemented by quartz worktops, matching up stands, and an inset double sink with etched drainer and Quooker instant hot tap. A uPVC window frames views of the rear garden, while dual Velux roof lights provide natural light from above. Integrated appliances include dual full size ovens and a dishwasher, with space for an American style fridge freezer. A central 7ft island with match quartz top provides additional storage below and breakfast bar seating, incorporates a four ring induction hob with integrated extractor. To the rear, bi-fold doors open directly onto a full width patio and delightful gardens beyond.

Accessed from both the dining area and kitchen is a thoughtfully appointed UTILITY ROOM with composite part glazed door to the side, floor-mounted oil boiler, stacked space for washing machine and separate dryer, and extensive floor to ceiling cupboards which are shelved and railed providing excellent storage.

From the reception lobby, the turning staircase ascends past an attractive arched uPVC window to the FIRST FLOOR LANDING, with loft access and doors leading off.

PRINCIPAL BEDROOM is a generous double to the rear with modern decorative wall panelling and a uPVC window with views across the garden and beyond towards Tally Hill,

TWO FURTHER BEDROOMS lie to the front, both overlooking the cul-de-sac. with BEDROOM 3 enjoying a





dual aspect and a fitted cupboard over the stairs.

A FOURTH BEDROOM, positioned to the rear, also benefits from pleasant garden and Tally Hill views.

FAMILY BATHROOM has been tastefully refitted with a contemporary three piece suite, including a P-shaped bath with mains plumbed rainfall shower over, tiled flooring, vertical chrome towel radiator, low-suite WC, and a vanity unit with a broad basin, chrome mixer tap and useful storage below. A frosted uPVC window to the side.

OUTSIDE, the property enjoys a generous paved driveway to the front, leading to the garage, with an additional gravelled drive to the side providing further off road parking. The front garden is laid mainly to lawn and bordered by neat low hedging.

Double metal gates open and continue the driveway past a wood store area, outside tap, and personal door into the utility room, before reaching timber double doors into the GARAGE (19ft 2 x 8ft 3), which benefits from a side window, power, and lighting. Beyond lies a store with with adjoining door to a versatile STUDY/OFFICE/HOBBY ROOM OR GYM (14ft 2 x 7ft 5).

The rear garden features a full width paved patio, opening to a mainly lawned garden with timber boundaries to three sides, creating a secure, child and pet friendly space. To the very rear, a further patio/seating area. A personal gate providing access onto 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 well regarded community shop, primary school, public house, Chinese restaurant, and recreational facilities. There is good road access via the A19 trunk road to the principal Yorkshire centres including those of Thirsk, Northallerton, York and Leeds.

POSTCODE – YO61 1JQ

COUNCIL TAX BAND – E

TENURE - Freehold

SERVICES - Mains water, electricity and drainage, with oil fired central heating .

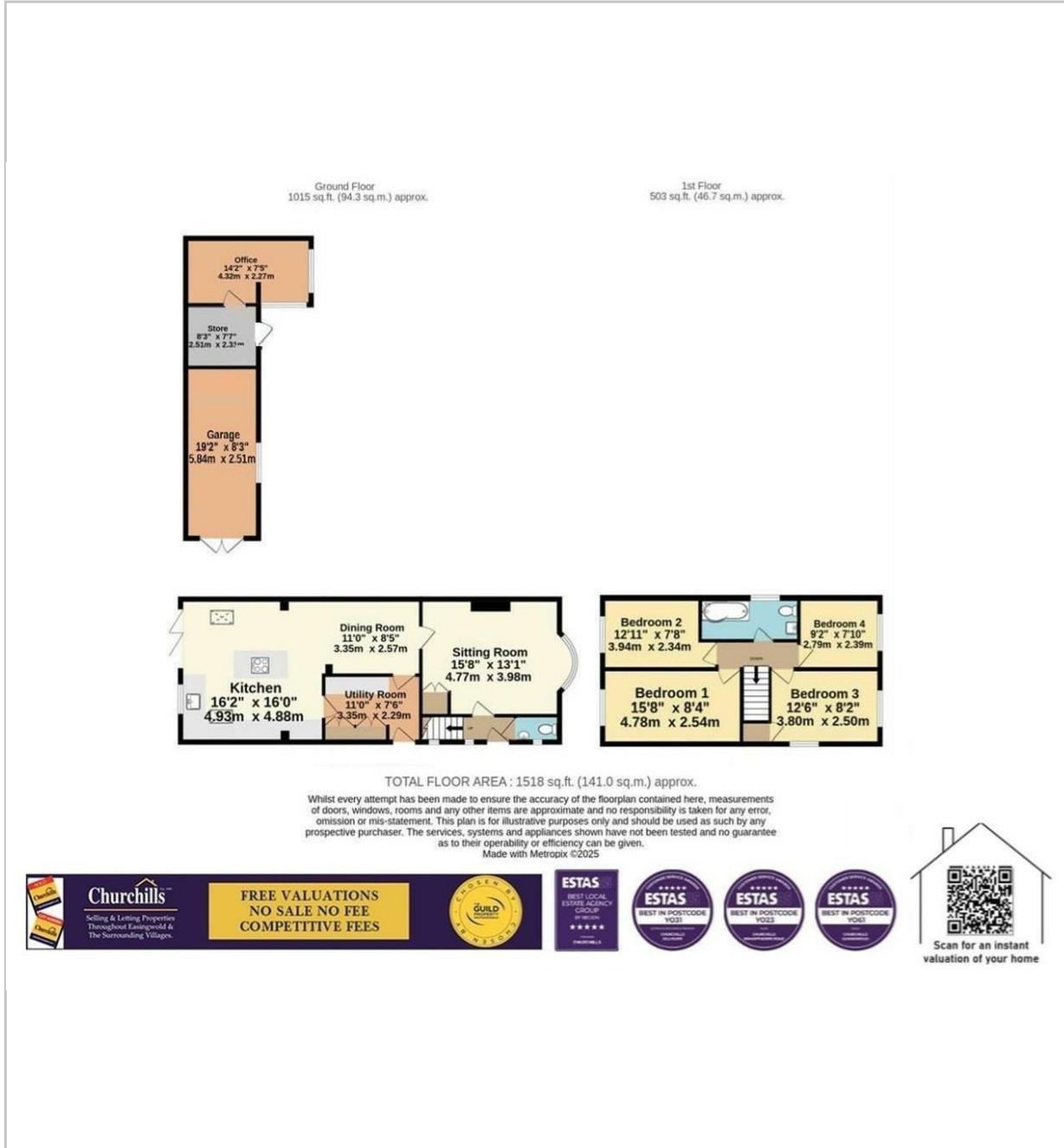


DIRECTIONS: From our central Easingwold office, proceed along Long Street, and turn left onto Stillington Road. Take the first turning right signposted Huby, proceed through the village of Huby taking the left hand turning on to Stillington Road and then left onto Maple Lane and first left onto Maple Croft where upon No 8 s positioned on the right hand side.

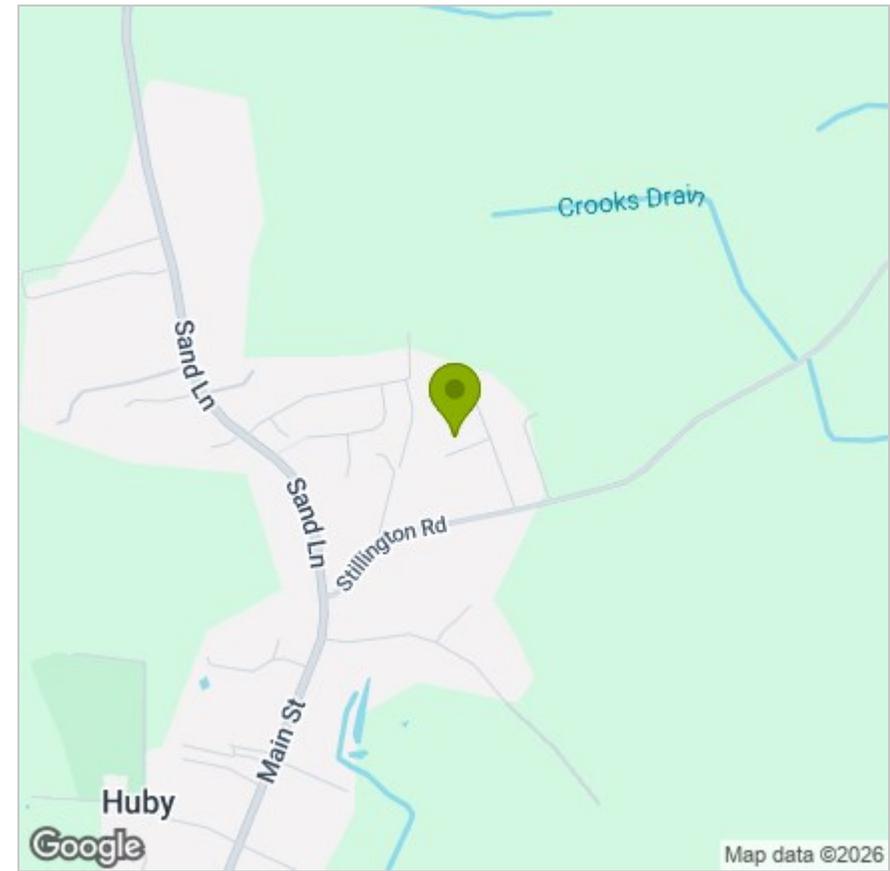
VIEWING - Strictly by prior appointment with the selling agents, Churchills of Easingwold Tel: 01347 822800 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com).

AGENTS NOTES: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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