



Dencroft 2 School Close, Tollerton Road, Huby  
York, North Yorkshire YO61 1HT

Guide Price £293,500

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents present to the market a fabulous, three-bedroom semi-detached bungalow, nestled in the heart of the desirable village of Huby, situated on a private road, in a quiet cul-de-sac position, just four miles from the bustling market town of Easingwold and within easy walking distance of local village schools, shops, bars and amenities. This lovely family home, has been updated by the current owner, creating a bright and spacious living space, which will appeal to a variety of buyers, including professional couples, singles and those looking to retire, plus commuters working throughout the region. Another great thing about this house, is that there is still further potential to convert the attic space. The accommodation briefly comprises; Side entrance door, leading into the bespoke kitchen, with a range of white units and a handy breakfast bar. From the central lobby, doors lead into the other reception rooms. To the front, we find the spacious living room, the focal point is the modern feature fireplace, with an electric fire and ample space for a table and chairs. Also from the lobby, doors lead into three bedrooms, the principal with built in wardrobes and a fitted shower room completes this lovely property. Outside to the front, double gates lead us into the grounds of the bungalow. To the front we find a pretty, well stocked gravelled garden area, then a paved driveway, providing ample off-street parking, which in turn leads to the detached garage, perfect as a workshop, or for a car or cycle enthusiast. To the rear, the house enjoys a low maintenance enclosed garden with shrub borders, just right for green fingered buyers. Huby is a Yorkshire village offering an idyllic lifestyle and with a friendly community, there is always plenty going on right on the doorstep. Both the village hall and the local Church have plenty of activities and clubs. There is a highly regarded Primary School, village shop and post office. The Mended Drum offers fine wines and beer and The New Inn Cantonese Restaurant serving Chinese cuisine. Huby is perfect for dog walkers and also has a regular bus service and is close to York, which has excellent transport links. York station has a regular train service to Kings Cross. In summary, this superb bungalow provides an exceptional opportunity to secure a well presented home in the very popular village location of Huby, with easy access into both Easingwold and the York City centre. An early internal inspection is highly recommended to fully appreciate this home!

**Huby is a lovely village, conveniently located around 11 miles to the north of the historic City of York, Where the land begins its gradual rise at the foot of the Howardian Hills and only 4 miles from the bustling market town of Easingwold. Period houses front a broad green and this small but thriving community has a village post office/store, a choice of three public houses and restaurants, a well-regarded primary school, bus service, an active Church of England Church, Chapel and sports club. Easingwold Academy, is three miles away and York's superb independent schools as well as Cundall Manor School are within easy reach.**



### Kitchen

13' 0" x 10' 2" (3.96m x 3.10m)

The kitchen is fitted with a range of white wall and base units with matching worktops over, incorporating a stainless steel sink with mixer taps, breakfast bar, free standing electric cooker, extractor fan\*, space for a fridge/freezer, plumbing for a washing machine\*, floor standing boiler\*, double glazed windows to the front and side aspects and radiator\*. Door leading to the garden. Door leading to...

### Inner Lobby

Loft hatch. Doors leading to...

### Living Room

21' 0" x 10' 10" (6.40m x 3.30m)

Double glazed windows to the front aspect, feature modern fireplace with electric fire\*, ceiling coving, tv point\* and radiators\*.



### Bedroom 1

16' 7" x 10' 6" (5.05m x 3.20m)

Double glazed windows to the rear aspect, built in wardrobes and radiator\*.

### Bedroom 2

10' 7" x 8' 5" (3.22m x 2.56m)

Double glazed windows to the rear aspect, ceiling coving and radiator\*.

### Bedroom 3

8' 5" x 7' 5" (2.56m x 2.26m)

Double glazed windows to the side aspect and radiator\*.

### Shower Room

6' 11" x 6' 7" (2.11m x 2.01m)

Comprising; Shower cubical with electric shower over\*, pedestal wash hand basin, set in a vanity unit with mixer tap, low level wc, double glazed window to the side aspect and heated rail\*.



### Garage

The garage has an electric roller door, power and lighting.

### Outside

To the front of the property is a low maintenance fenced front garden, with shrub borders. A paved driveway with ample off street parking, leads to the detached garage. To the rear is a fenced garden with shrub borders, perfect for those who like pottering in the garden.

### Agents Note

EPC RATING D, COUNCIL TAX BAND D.

Broadband supplier: BT.

Broadband speed: Standard Speed.

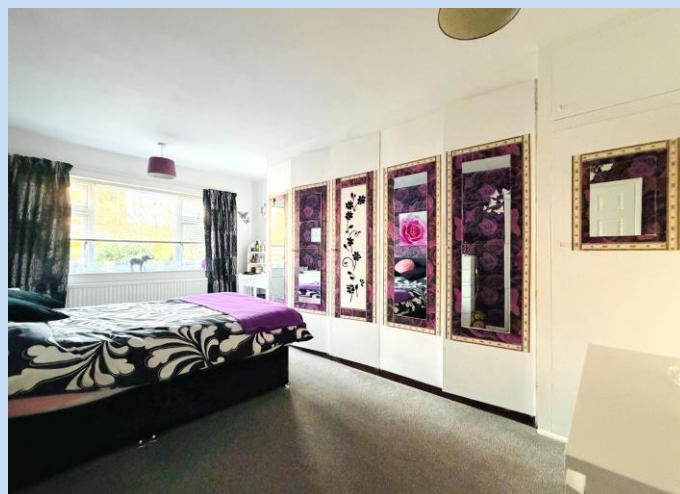
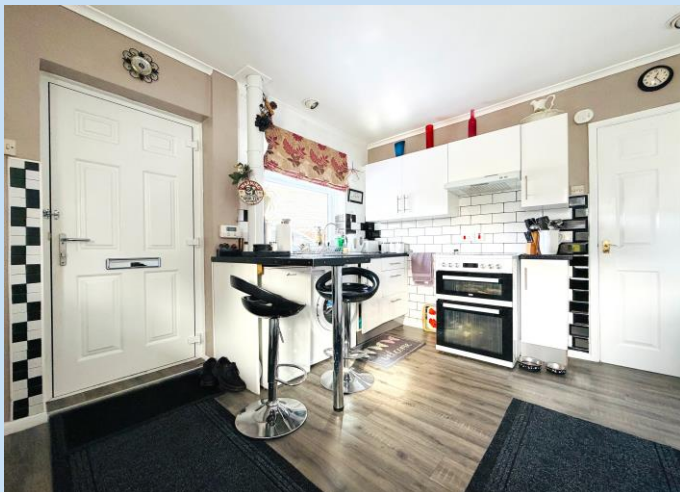
Water supplier: Yorkshire Water.

Gas supplier: No gas, oil boiler system.

Electricity supplier: British Gas.







## Energy performance certificate (EPC)

2 School Close  
Tollerton Road  
Huby  
YORK  
YO61 1HT

Energy rating

**D**

Valid until:

**26 March 2029**

Certificate number:

**2838-0013-7277-6531-6934**

Property type

Semi-detached bungalow

Total floor area

75 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Bishops Personal Agents**

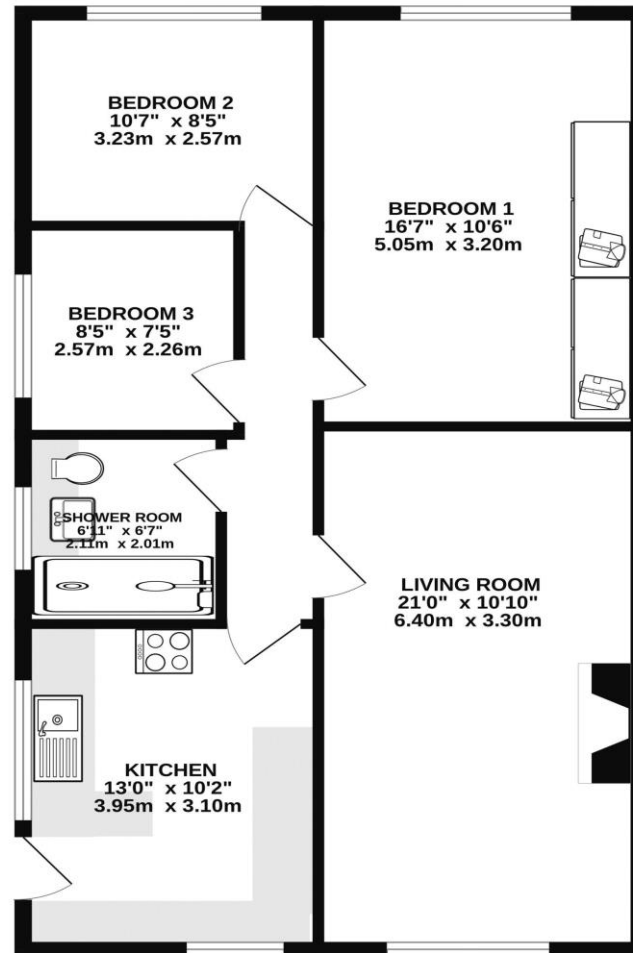
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GROUND FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances\* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.