

EMSLEY  MAVOR
ESTATE AGENTS

...your home is where our heart is



Easingwold Road

Huby, York, YO61 1HN

£499,995



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STYLE - Detached Home with Ground Floor Living.
HIGHLIGHTS - Updated, Generous and Versatile Space. Ground Floor Bedroom, Dressing Area and Shower Room. Two First Floor Bedrooms and Luxurious Bathroom. Delightful Garden Space, Off Street Parking and Garage.
THREE WORDS - Lovely. Village. Living.

A beautifully updated village home offering flexible family living, generous gardens and a wonderful sense of space.

Positioned on a substantial plot in the heart of the ever-popular village of Huby, Solway is a home that effortlessly combines style, comfort and versatility. Lovingly updated by the current owners, this attractive property offers spacious ground-floor living, ideal for modern family life, whilst enjoying delightful gardens, ample parking and a garage.

STEP INSIDE

Step through the smartly fitted front door into a welcoming entrance hall and immediately feel at home.

To the right, the sitting room is a wonderfully bright and inviting space, flooded with natural light from dual aspect windows overlooking the front garden. At its heart sits a charming wood-burning stove, creating a cosy focal point for family evenings and relaxed weekends. With ample room for comfortable seating, it is easy to imagine gathering here to unwind together after a busy day.

Glazed French doors lead seamlessly through to the dining kitchen, creating a sociable flow between the living spaces. The kitchen has been refitted creating a contemporary feel, with granite worktops and featuring an eye level double oven, induction hob and dishwasher. There are plenty of cupboards and drawers that perfectly complement the work surface.

Just off the kitchen, the useful utility room provides additional storage space together with plumbing for a washing machine and space for a tumble dryer.

The dining area enjoys lovely views over the garden through sliding patio doors, allowing natural light to pour in and creating the perfect setting for everything from family breakfasts to relaxed Sunday lunches.

One of the property's most appealing features is the flexibility of its accommodation. A generous ground-floor double bedroom, complete with dressing area, is complemented by a stylish shower room nearby, making it ideal for guests, multi-generational living or those seeking single-level accommodation.

UPSTAIRS

Upstairs, two further spacious double bedrooms offer comfortable and versatile living space. The family bathroom is particularly impressive, beautifully appointed with neutral tiling and a luxurious freestanding double-ended bath with waterfall mixer tap and shower attachment. Twin wash basins set upon a bespoke wooden vanity add a touch of boutique hotel style, creating a space designed for relaxation.





OUTSIDE

Outside, Solway continues to impress.

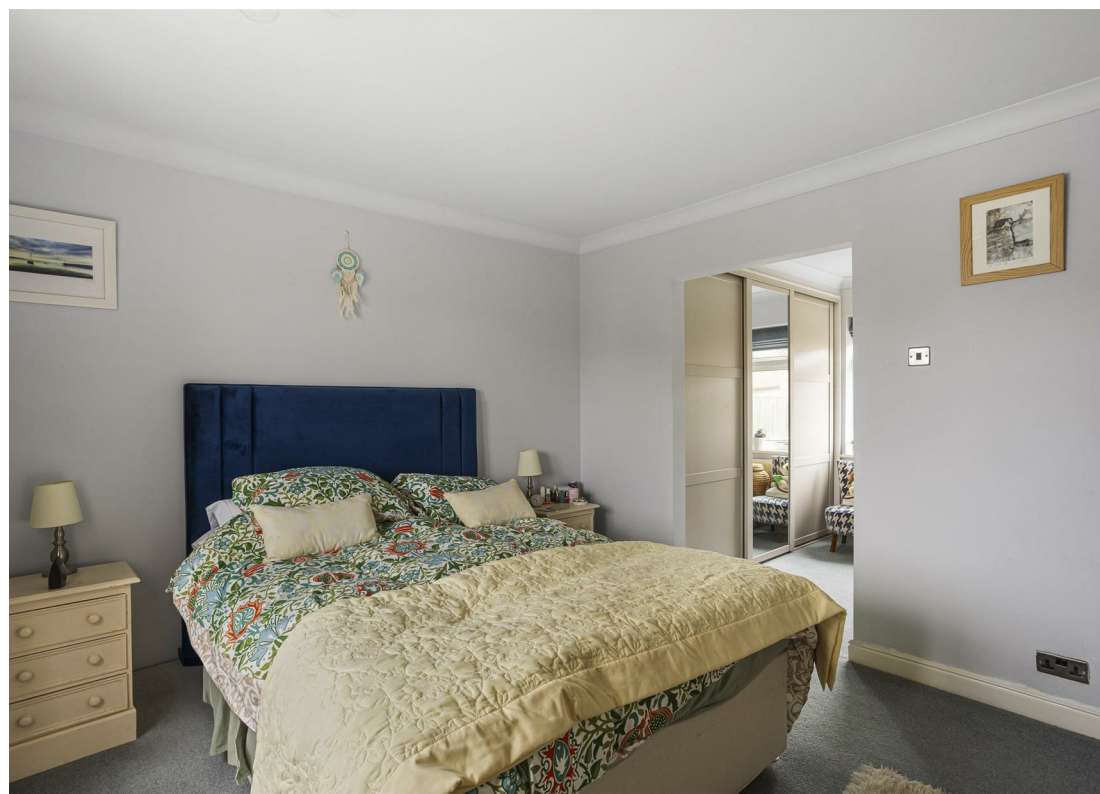
The generous rear garden has been thoughtfully improved to create a private outdoor haven. Predominantly laid to lawn, it offers plenty of room for children to play, whilst keen gardeners will relish the opportunity to further enhance the space. A large and enclosed paced patio area provides the perfect spot for al fresco dining, summer barbecues and entertaining friends and family.

To the front, there is a substantial driveway providing parking for numerous vehicles. The single garage benefits from an up-and-over door together with a rear access door leading directly into the garden. A further lawned area with busy borders completes the frontage, enhancing the property's attractive kerb appeal.

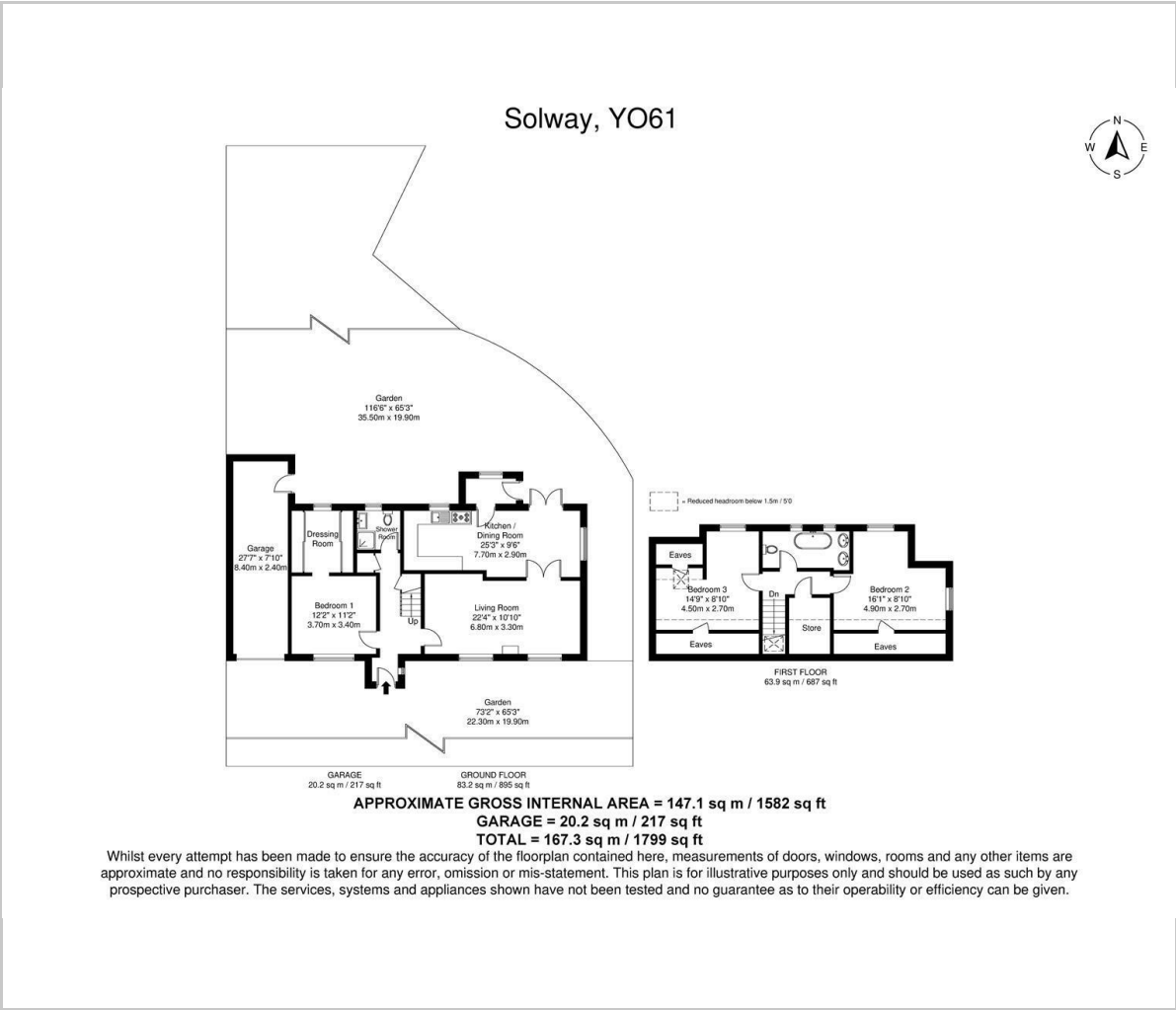
A beautifully presented and deceptively spacious home in one of North Yorkshire's most sought-after villages – what's not to love?

SERVICES

Oil Fired Central Heating, Mains Drainage



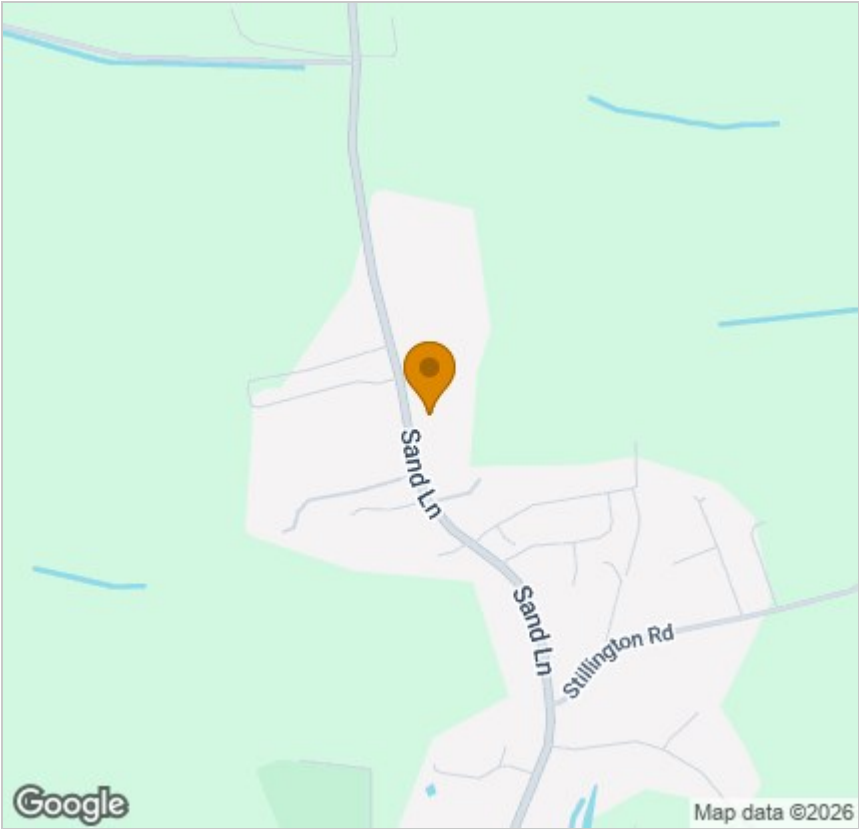
Floor Plan



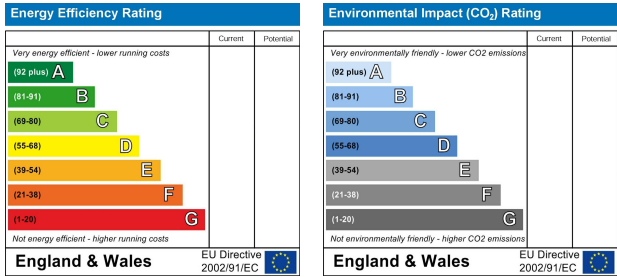
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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