



Waverley Gracious Street Hubby  
Easingwold, YO61 1HR  
**£500,000**



A GENEROUSLY PROPORTIONED FOUR DOUBLE BEDROOMED FAMILY HOME SET WITHIN THE SOUGHT AFTER GRACIOUS STREET PLEASANTLY POSITIONED JUST STEPS FROM HUBY'S MAIN STREET, OFFERING IN EXCESS OF 1,500 SQ FT INCLUDING AN OPEN PLAN L-SHAPED LIVING/DINING ROOM, BEAUTIFULLY TENDED SOUTH FACING GARDENS AND IMPRESSIVE OUTDOOR SPACE INCLUDING A GARAGE AND CARPORT

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

T-Shaped Reception Hall, Kitchen/Dining Room, Sitting/ Dining Room, Cloakroom/ WC.

First Floor Landing, 4 Double Bedrooms, Family Bathroom.

Outside - Front Garden, Driveway, Garage with Adjoining Carport, Rear South Facing Gardens and Patio.

From a central pathway leads to a part glazed entrance door opening into a T-shaped RECEPTION HALL, from which the reception rooms lead.

Set within the sought after and picturesque location of Gracious Street, just a few steps from the Main Street of Huby.

The property is approached via a STORM PORCH with a pitched roof, supported by two handsome brick pillars, a door opens to a RECEPTION HALL. A turned staircase rises to the first floor, while beneath the stairs is a useful cupboard for additional storage.

To one side there is a recently refitted CLOAKROOM/WC, with a pedestal wash hand basin with chrome mixer tap, and a low-suite WC. Useful coat cupboard to the rear accessed via the Reception Hall.

An internal door from the hall leads to the garage.

L-SHAPED SITTING/DINING ROOM, the focal point of the room is an electric fireplace with a painted cast iron surround with eye catching insert and hearth. The room benefits from windows to three sides and a formal dining area.

KITCHEN/BREAKFAST ROOM, which is well equipped with a range of wall and base units finished with straight edged work surfaces complimented by a tiled mid range. A 1¼ bowl sink is positioned beneath a uPVC double glazed window, overlooking the well maintained front garden. The kitchen is fitted with an electric four ring hob beneath a Neff extractor fan, and to the side a single Neff oven with a warming drawer below. There is a fitted fridge freezer, slimline dishwasher, and space and plumbing for a washing machine. To one side there is a dining area featuring an L-shaped fitted dining bench with useful fitted storage beneath, providing a practical space for meals. The room is further enhanced by a vertical chrome towel radiator, underfloor heating, and ceramic tiled flooring. A uPVC glazed door leads to the side of the property, offering easy access to the garden and outdoor spaces.

On the first floor, a turned staircase leads to a GALLERY STYLE LANDING, with a uPVC window to the side.

PRINCIPAL BEDROOM with windows to both the front and rear, offering delightful views over the surrounding area.

BEDROOM TWO, which could also serve as a guest room, enjoys a triple aspect with windows to both the front and rear, offering views over the garden and surrounding





landscape.

In addition, there are TWO FURTHER DOUBLE BEDROOMS, one of which features fitted wardrobes.

The FAMILY BATHROOM is fitted with a white suite, comprising a panel bath with thermostatic Aqualisa shower fitted over, with a shower screen to the side. Wash hand basin on a pedestal, and a low-suite WC and a frosted window to the front. The bathroom is partially tiled, with an airing cupboard providing useful storage space for linen and towels.

OUTSIDE the property is accessed from Gracious Street via a five bar timber gate that opens onto a bricksett shaped driveway, which provides ample parking for several vehicles. The drive in turn leads to a single garage, which has an electric up and over door to the front and a secondary rear up and over door providing access to the garden, with power and lighting, as well as a side window, shelves, and a floor-mounted oil boiler.

Adjoining the garage to the side is a carport, providing additional storage or parking. As you approach the house, the front garden is framed by neatly clipped hedges and deep, well tended borders. The lawn is shaped and well maintained, with a central rocky area.

A wrought iron gate at the side of the house opens to a side courtyard, offering privacy and space. The bricksett driveway continues along the side of the house, passing through further hedged borders and attractive planters. At the rear of the property, a delightful garden unfolds, with a full width patio that offers. The garden is enclosed by mature borders on three sides, providing a sense of seclusion. A pergola creates a lovely feature, while an additional patio terrace offers another area to sit and enjoy the garden. A pathway leads you past a greenhouse, continuing on to a composting area and a timber garden shed offering useful storage. The garden enjoys a southerly aspect and is predominantly laid to lawn, with a variety of planters, creepers, and trellising that enhance this beautiful village home.

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 1HR

COUNCIL TAX BAND – F

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 onto the Main Street taking the turning on the left onto Gracious Street where upon Waverley is positioned on the right hand side, identified by the Churchills for sale board.

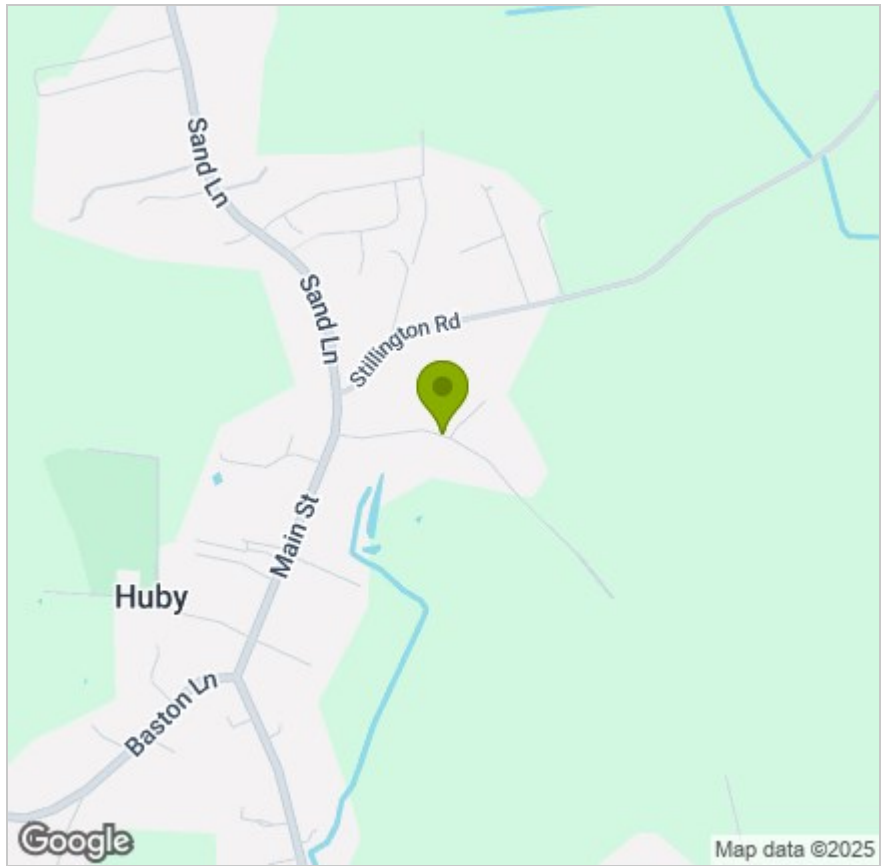
VIEWING - Strictly by prior appointment with the selling agents, Churchills of Easingwold Tel: 01347 822800 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com).

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.

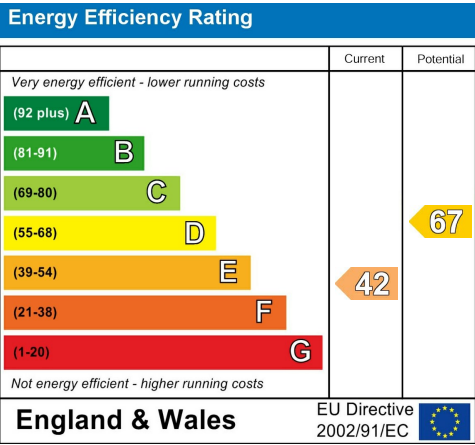
FLOOR PLAN



LOCATION



EPC



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