



HUNTERS[®]
HERE TO GET *you* THERE

 4  2  3  E

Situated in a quiet cul de sac location within the popular village of Huby this four bedroom detached family home is sure to appeal. Offering space and versatility it comprises: hallway, wc, breakfast kitchen, lounge, dining room, conservatory and to the first floor is a bedroom with a shower, three further bedrooms and a bathroom. Outside are gardens front and rear and there is an attached single garage. The property benefits from extensive double glazing and oil fired central heating. EPC rating E and Council Tax Band E. A viewing is highly recommended to appreciate all this property has to offer. Apply Easingwold Office on 01347 823535.

- DETACHED HOUSE
- CUL DE SAC LOCATION
- COUNCIL TAX BAND E

- FOUR BEDROOMS
- GARAGE

- POPULAR VILLAGE
- EPC RATING E

HALLWAY

Accessed via part glazed Upvc front door, glazed panels to either side, radiator, stairs to first floor, cloaks cupboard

WC

Low flush wc, vanity unit with inset wash basin, opaque window to side aspect, understairs storage cupboard

BREAKFAST KITCHEN

Fitted with a range of base and overhead units, matching preparation surfaces, inset sink unit, integrated electric oven and hob, plumbing for washing machine, dishwasher and space for tumble dryer, fully glazed double doors to rear garden, window looking into the conservatory, part glazed Upvc back door to side aspect, radiator

LOUNGE

Feature fireplace with wood surround, marble inlay and hearth and inset coal effect gas fire, windows x 2 to front aspect, radiator

DINING ROOM

Fully glazed double doors to conservatory, radiator

CONSERVATORY

Radiator, fully glazed double doors to rear garden, tiled floor

FIRST FLOOR LANDING

Window to side aspect, loft access point

MAIN BEDROOM

Fitted wardrobes and bedroom furniture, window to rear aspect, radiator,, cupboard with walk in shower cubicle

BEDROOM TWO

Fitted wardrobe, window to front aspect, radiator

BEDROOM THREE

Windows to front and side aspects, fitted wardrobe, radiator

BEDROOM FOUR

Fitted wardrobe, radiator, window to rear aspect, wood laminate flooring

BATHROOM

Panelled bath with electric shower over, fitted screen, low flush wc, vanity unit with inset wash basin, opaque windows x 2 to side aspect, ladder style radiator, fully tiled walls, recessed ceiling lights

GARDEN

To the front of the property is an area of shale interspersed with bushes. Pedestrian access down the side of the property leads to the enclosed rear garden. This is laid mainly to lawn with two good sized patio areas and borders of shrubs. The oil tank is also positioned here.

GARAGE AND PARKING

A block paved driveway gives ample room for off street parking and leads to a single attached garage. This has power and light laid on, houses the floor mounted central heating boiler and has a window to the rear. It also has a personnel access door to/from the rear garden.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering

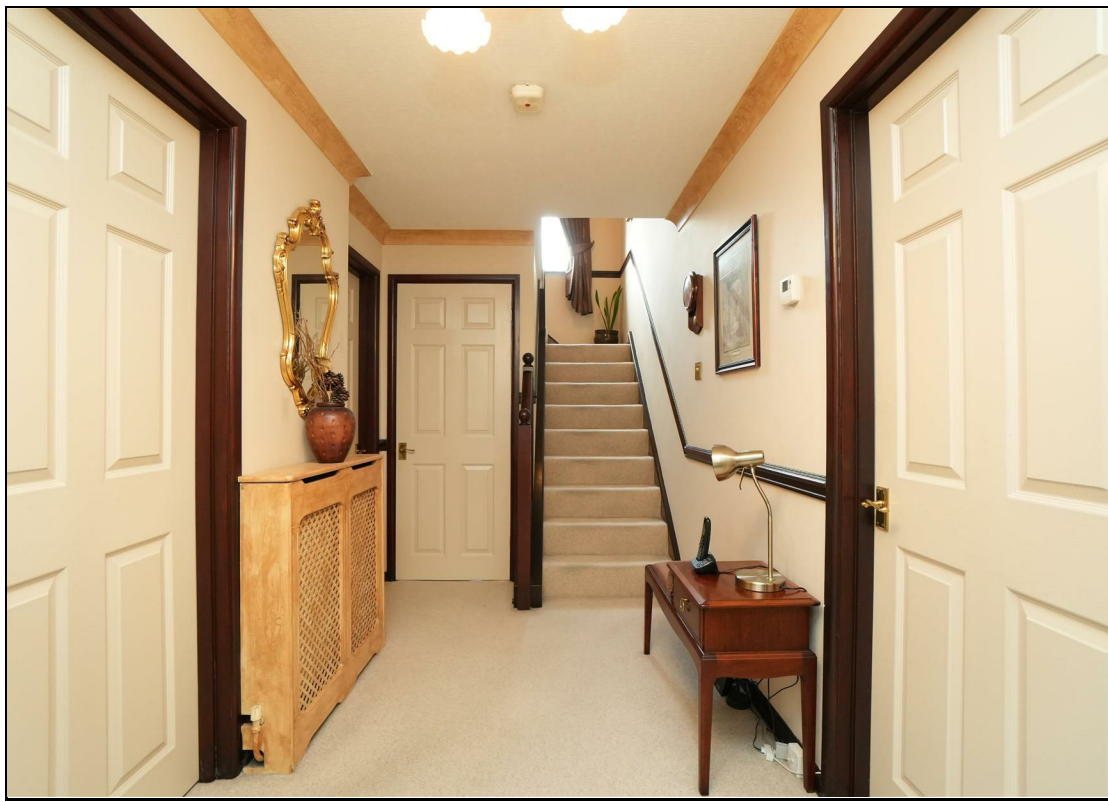
checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

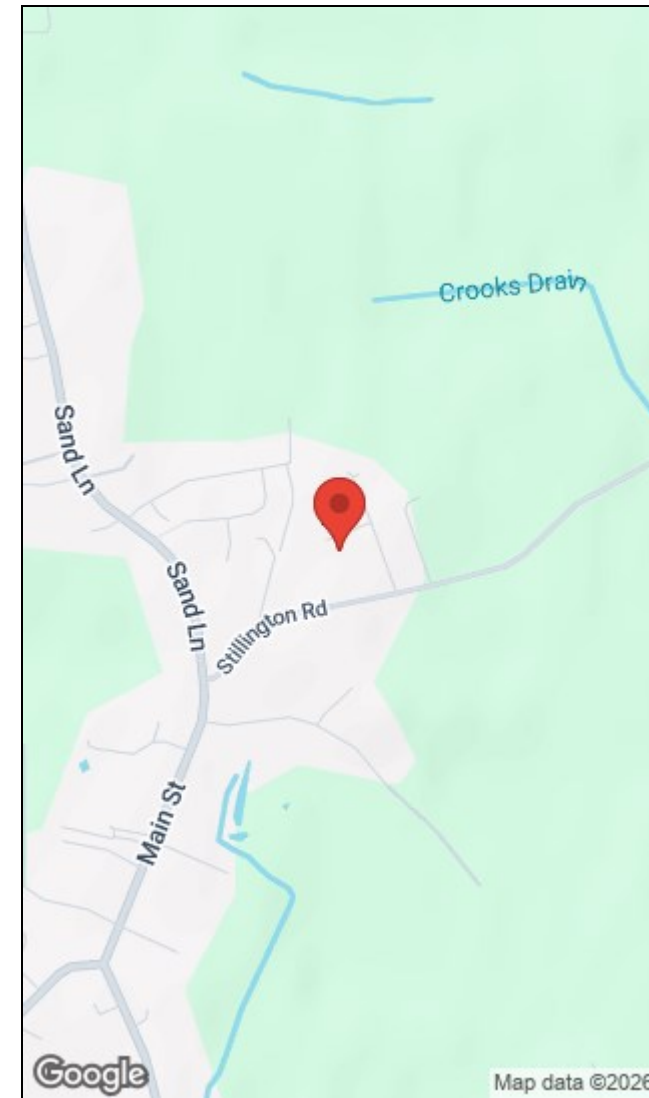
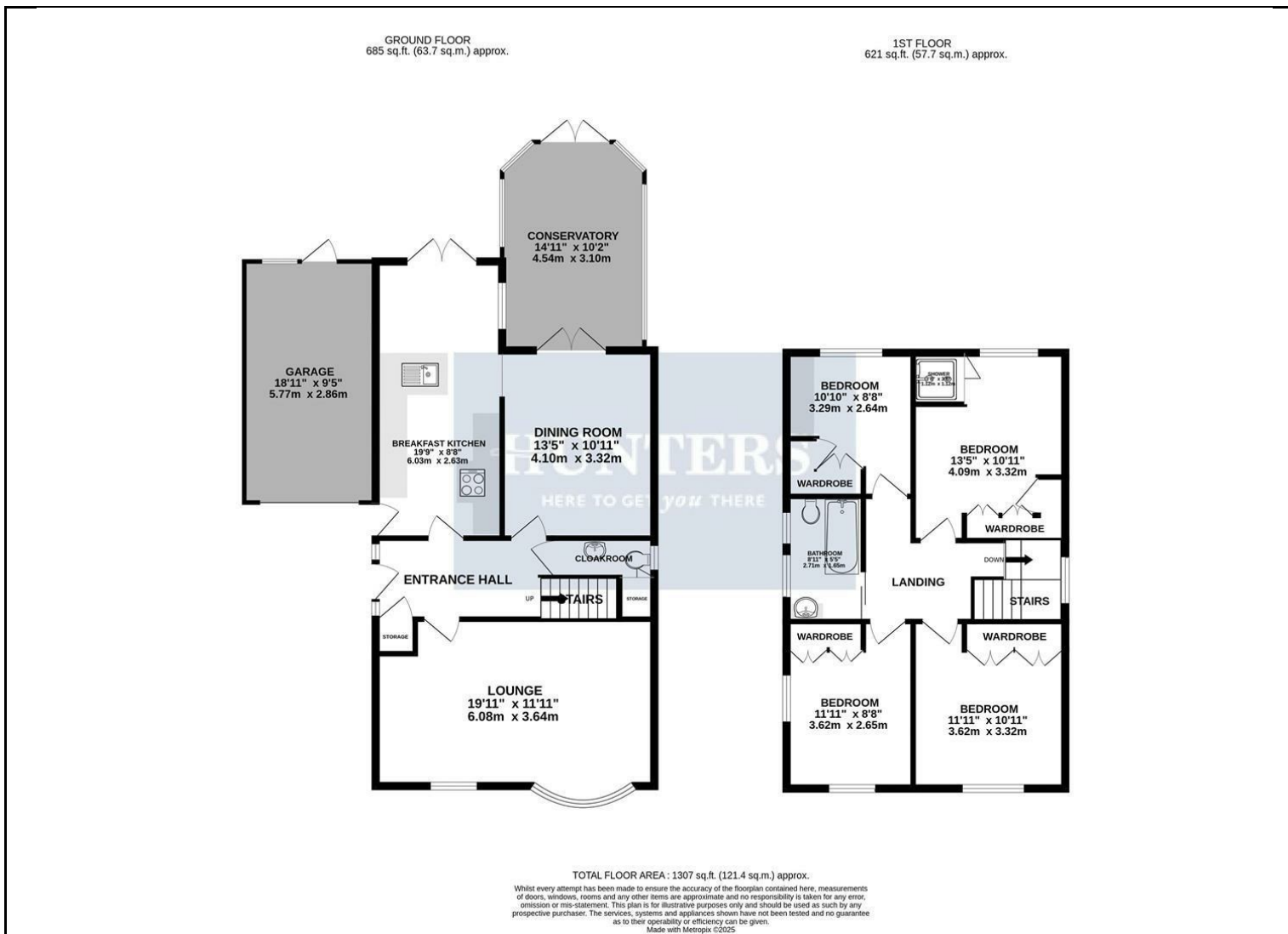












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Market Place, Easingwold, York, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com



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