



1 Horner Avenue
Huby, YO61 1YD
£1,495 Per Month

Available 24th August

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

Enjoying a delightful position within a small development, a modern 4 bedroom detached family house providing spacious and well proportioned accommodation, kitchen featuring integrated microwave and integrated oven. Recently re-decorated and carpeted throughout, with mature gardens and enjoying a fine outlook at the rear over a 'Green' known locally as Tally Hill and farmland, within a short walk of Huby village amenities and readily accessible onto the A19 for travel further field.

COUNCIL TAX BAND – E /// EPC: D

RECESSED STORM PORCH

A PVC entrance door with leaded double glazed side screen, opens to a:

SPACIOUS STAIRCASE RECEPTION HALL

Useful under stairs storage cupboard.

CLOAKROOM

With coloured suite comprising wash hand basin, low suite WC.

LOUNGE

With splayed bay leaded UPVC double glazed window overlooking the front lawned garden, Adams style fireplace with coal effect electric fire, marble hearth and cheeks, dado rail, and archway to:

DINING ROOM

Double glazed sliding patio doors open onto the enclosed lawned gardens.

KITCHEN

Well fitted with a range of cupboard and drawer wall and floor fittings, complemented by work surfaces, inset 4 ring ceramic hob with integrated microwave and integrated oven under and extractor over, wine rack, 1 ½ bowl sink unit with side drainer, space and plumbing for a washing machine and space for an under counter refrigerator, rear outlook over gardens, PVC and double glazed rear access door to gardens.

From the Reception Hall, stairs rise to the:

FIRST FLOOR LANDING

Loft access





PRINCIPAL BEDROOM (double size)

With door well and elevated views.

EN SUITE SHOWER ROOM

Suite comprising corner shower cubicle, wash hand basin with cupboards under, low suite WC, towel radiator.

BEDROOM 2 (double size)

With rear outlook over a 'Green' known as Tally Hill and farmland.

BEDROOM 3 (double size)

With front aspect, airing cupboard, linen shelves.

BEDROOM 4 (double size)

With rear outlook over Tally Hill towards farmland.

HOUSE BATHROOM

With half tiled walls and white suite comprising shaped and panelled bath featuring new taps, pedestal wash hand basin with shaver socket to one side, low suite WC, towel radiator.

OUTSIDE

At the front is an open plan lawned garden and a tarmac driveway provides off road parking and in turn leads to the:

ATTACHED GARAGE (16'9 x 9')

With up and over door to front, light and power.

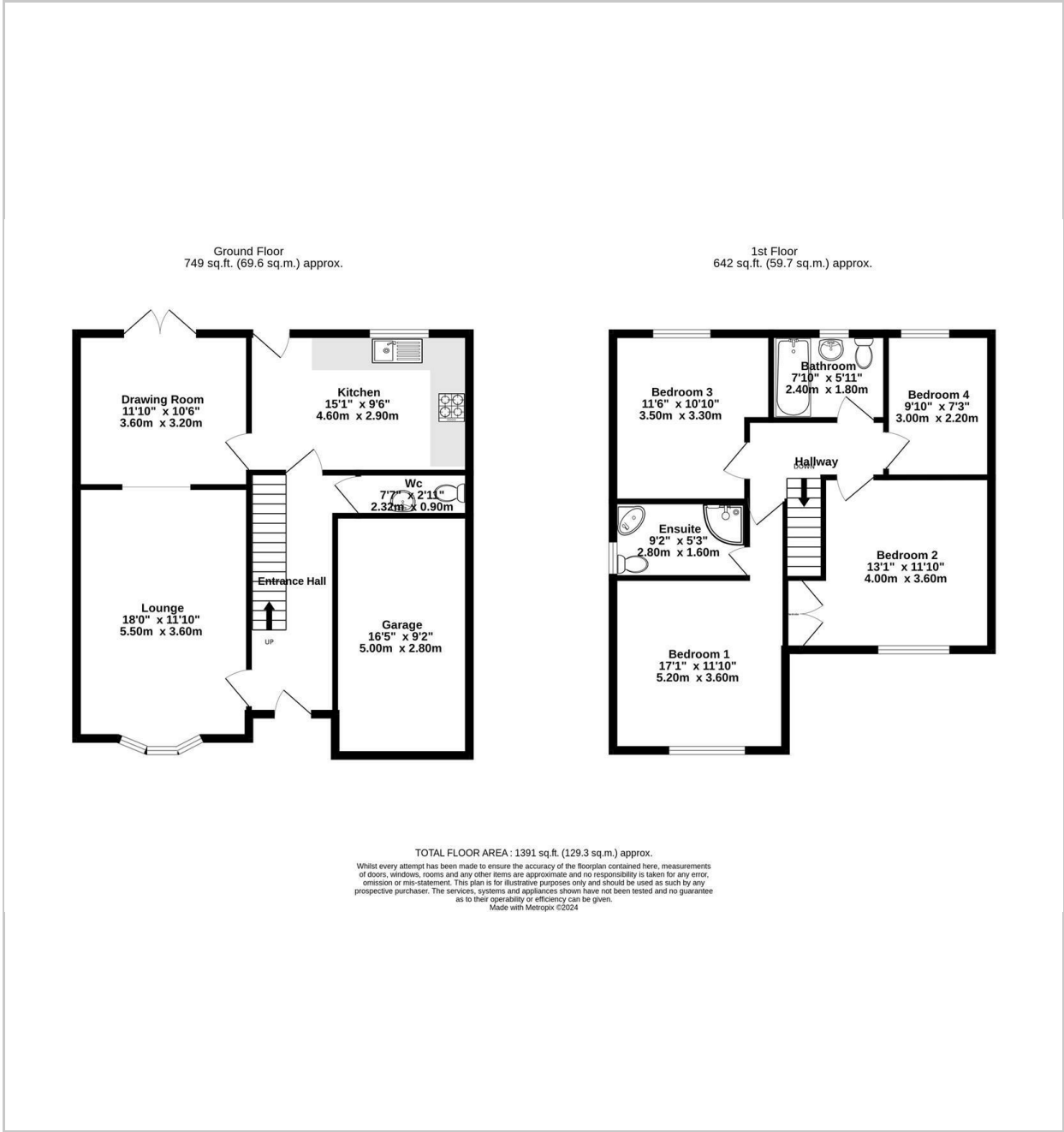
A path leads around the side of the house to a fully enclosed rear garden with paved patio adjoining the patio doors and a rectangular lawned garden. External water tap.

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 shop, school and recreational facilities and there is good road access via the A19 trunk road to the principal Yorkshire centres including those of Thirsk, Northallerton, York and Leeds.



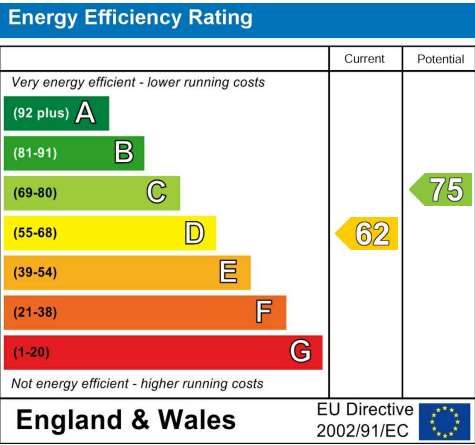
FLOOR PLAN



LOCATION



EPC



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