



Juniper Berry Gracious Street Huby

York, YO61 1HR

£495,000

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A SUPERB THREE DOUBLE BEDROOM FAMILY HOME EXTENDING TO IN THE REGION OF 0.13 OF AN ACRE OR THEREABOUTS, DISCREETLY POSITIONED JUST OFF GRACIOUS STREET IN THE HEART OF THE HIGHLY SOUGHT AFTER AND WELL REGARDED VILLAGE OF HUBY TO THE NORTH OF YORK CITY CENTRE. THIS ATTRACTIVE MODERN PROPERTY HAS BEEN COMPREHENSIVELY UPDATED AND SYMPATHETICALLY EXTENDED BY THE CURRENT OWNER AND NOW BOASTS ALMOST 1,500 SQ FT, OFFERING VERSATILE ACCOMMODATION PRESENTED TO A HIGH STANDARD WITHIN A PEACEFUL VILLAGE SETTING, AND ENJOYS UNEXPECTEDLY GENEROUS, LANDSCAPED REAR GARDENS, AND A DELIGHTFUL HOME OFFICE/ GARDEN ROOM

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

Reception Hall, Sitting Room, Kitchen/ Living/ Dining Room, Utility, Cloakroom/WC

First Floor Landing, 3 Double Bedrooms, 4 Piece Luxury Family Bathroom

Garden Room/ Home Office (11 FT 10" x 8 FT 10")

Outside, Low Maintenance Front Garden, Driveway, Unexpected 65 FT Wide Rear Garden Extending to in the Region of 0.13 Acre, Garden Room/ Home Office/ Studio and Separate Useful Storage Shed.

Set discreetly off Gracious Street, this beautifully appointed home combines high quality finishes with generous, flexible living space and a deceptive rear garden that broadens significantly to the rear.

A timber framed, glazed entrance door set beneath a small storm porch opens into an impressive RECEPTION HALL. Generous in size and features oak effect solid timber flooring with windows on both sides of the property as well as a Velux roof light above. The staircase rises to the first floor, with useful storage neatly positioned beneath.

To one side, a practical cupboard houses the floor mounted oil boiler and provides useful storage. A further shelved cupboard with power offers additional, versatile storage.

CLOAKROOM/WC is well appointed, featuring a corner vanity unit with tiled splash back, a low suite WC and a vertical chrome towel radiator.

A timber door leads to a dedicated utility/ laundry room, arranged for efficiency with a stacked washing machine and dryer above, with fitted floor cupboards to the side complimented by a straight edged granite effect work surface, and a PVC double glazed window to the front overlooking the well regarded Gracious Street.

From the hall, a glazed door opens into the comfortable SITTING ROOM, also accessible via double doors from the kitchen/ living area. Twin front aspect windows with composite plantation shutters frame the front view, while an attractive cast iron wood burning stove with brick surround and floating timber mantle forms a pleasant focal point.

To the rear of the property lies the showpiece of the home: a superbly designed and extended KITCHEN/ LIVING/ DINING ROOM. Fully glazed timber doors from the hall and the sitting room introduce this modern hub of the home which has been configured for today's living in mind.

The kitchen is fitted with an extensive range of modern coloured wall and base units with eye catching quartz worktops and an inset sink with etched drainer grooves and swan neck mixer tap below a PVC double glazed window overlooking the generous wide rear garden. Fitted appliances include twin ovens, a broad five ring induction hob with extractor over, a full size dishwasher, wine cooler, fridge and freezer and a Neff microwave. Additional features include corner carousel cupboards, pull out larder including spice racks, whilst the quartz top extends further to form a useful breakfast bar with double sockets and dual USB A connections discreetly fitted below.

To one side is a comfortable LIVING AREA with a window, while the DINING AREA enjoys an abundance of light from dual Velux roof lights and wide bi-fold doors that open directly onto the pleasant rear patio and gardens beyond.

Stairs rise to the FIRST FLOOR LANDING past a frosted PVC window, with loft hatch access.

TWO DOUBLE BEDROOMS reside to the front of the property, with the PRINCIPAL BENEFITING from fitted wardrobes which are shelved and railed.





A THIRD DOUBLE BEDROOM at the rear also includes fitted wardrobes and enjoys elevated views over the attractive gardens.

FAMILY BATHROOM which has been finished to a luxury specification, comprising a bespoke vanity unit with washbasin and wall mounted charcoal mixer spout and matching controls, low suit WC with concealed cistern, freestanding modern bath with floor mounted charcoal taps and handheld attachment, a vertical charcoal towel radiator, and a generous walk-in shower with rainfall head and separate handset. A frosted PVC window provides privacy to the rear.

OUTSIDE the property is approached from Gracious Street onto a tarmac driveway with additional gravelled parking to the side. A pathway leads to the front and continues along the side elevation where there is discreet bin storage and a covered log store. This opens to a pleasant rear patio adjoining the bi-fold doors, bordered by raised brick planters and maturing shrubs.

A gravel path leads to a purpose built outdoor GARDEN ROOM currently used as a functional OFFICE/ STUDIO (9 FT 5" X 8 FT 5") a valuable and versatile addition fitted with French doors, a side window, timber-effect flooring, low voltage down lighters, electric heating, supplemented by a wood burning stove, power, light, and Wi-Fi connectivity. The space is equally suited for use as a studio, hobby room, or occasional auxiliary guest accommodation.

The rear garden is mainly laid to lawn and is notably wider at the rear than suggested from the frontage and extends to in the region of 65 feet in width and is enclosed by timber picket fencing and high conifer hedging to two sides, offering a high degree of privacy. To one side is a useful storage shed (2FT " x ? FT") with personal door; to the other, a raised play area that could readily serve as an additional terrace, seating area and or further storage.

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 - D
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, proceed for a short distance where upon Juniper Berry is positioned on the left 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.

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



TOTAL FLOOR AREA: 1463 sq. ft. (135.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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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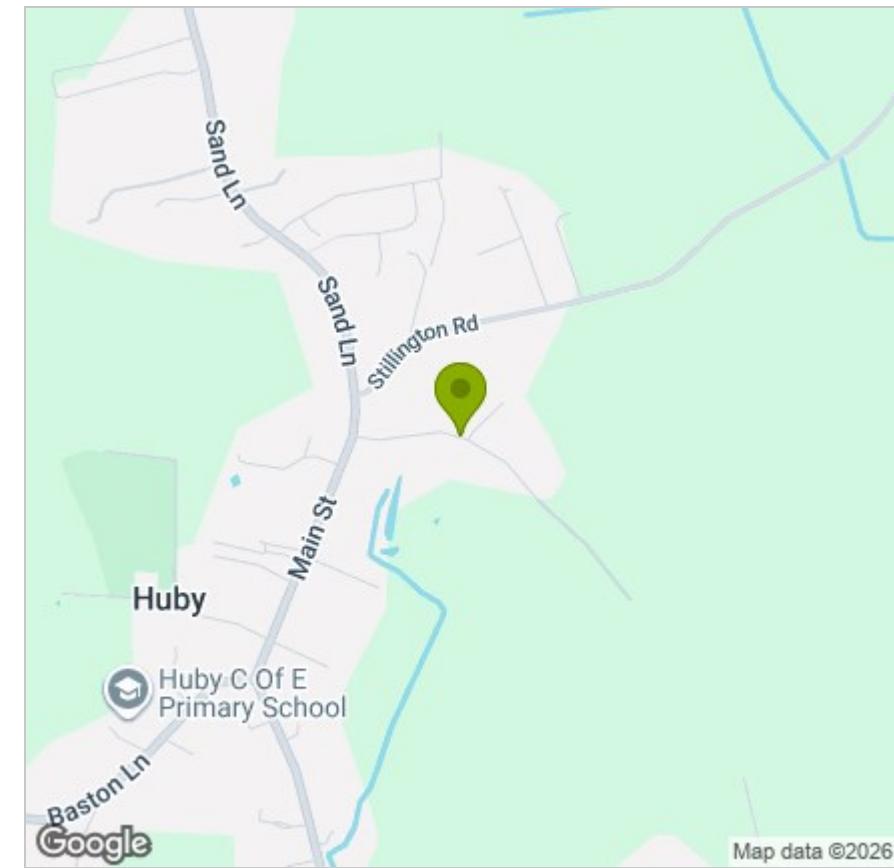
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LOCATION



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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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