



\*\*\* SOLD BY STEPHENSONS \*\*\*

Guide Price £280,000

\*\*\* North Yorkshire's Largest Independent Estate Agent \*\*\*



## Property Overview

Welcome to Maple Fields in Huby, a double award winning development recognised and celebrated for quality & workmanship in 2024 and 2025 which provides a beautiful range of energy-efficient new homes located on the rural edge of a highly regarded well served village just under 7 miles north of York and 4 miles south east of Easingwold.

The Slingsby is a luxurious 2 bedroom home in an enviable cul-de-sac position and built to an exceptionally high specification that includes an energy efficient air source central heating system with underfloor heating on the ground floor complemented by solar panels to supplement the property's energy bills, a double width drive and far reaching rural views to the rear.

### Inside

The ground floor living space includes a cloakroom/wc, generous 16'9" (5.11m) long living room and a stunning dining kitchen with integrated appliances and access out into the rear garden.

The first floor features 2 generous double bedrooms and a stylish bathroom.

### Outside

Externally a double width driveway at the front of the property provides parking for 2 vehicles and the enclosed rear garden comes ready turfed with glorious far reaching rural views beyond.

### Agents Note

Stamp Duty paid only applies if this is your main residence not a second home or an investment property and is available for a reservations by 30th April 2025.

### Peace of Mind Warranty

Each of these luxurious new homes will come with a 10 year Structural Warranty

### Tenure

Freehold

### Services/Utilities

Electricity, water and sewerage are understood to be connected.

### Broadband Coverage

Up to 1600\* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.

### EPC Rating

New Build - Rate not available yet

### Council Tax

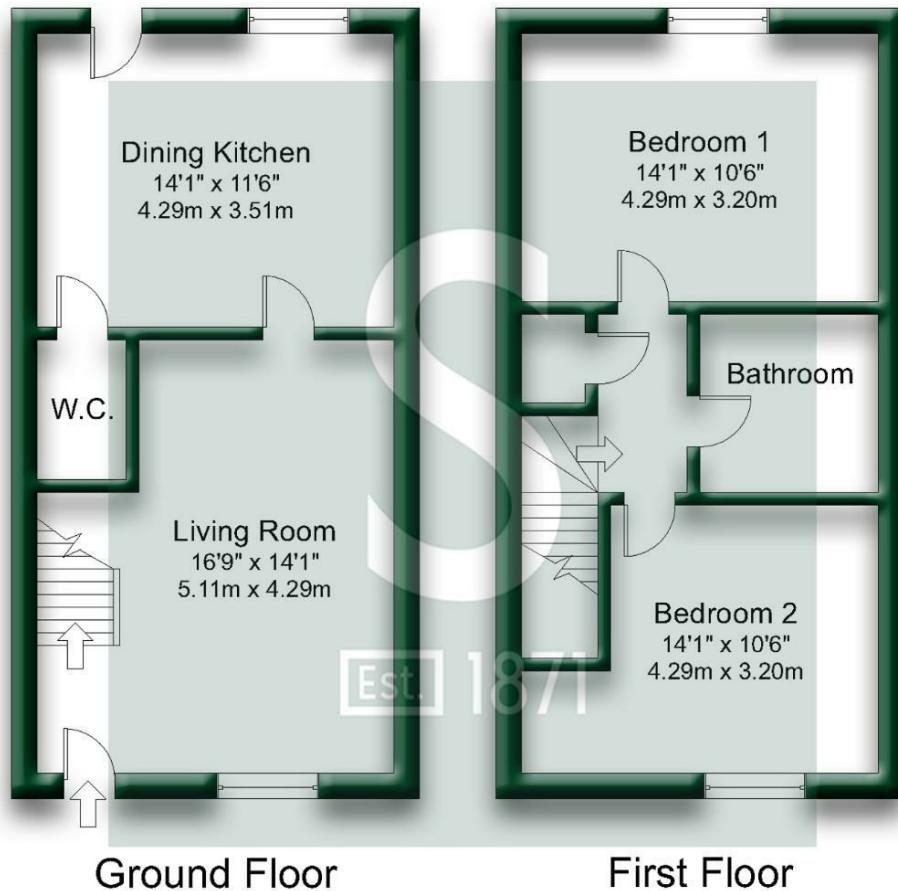
New Build - Rate not available yet - North Yorkshire Council

### Current Planning Permissions

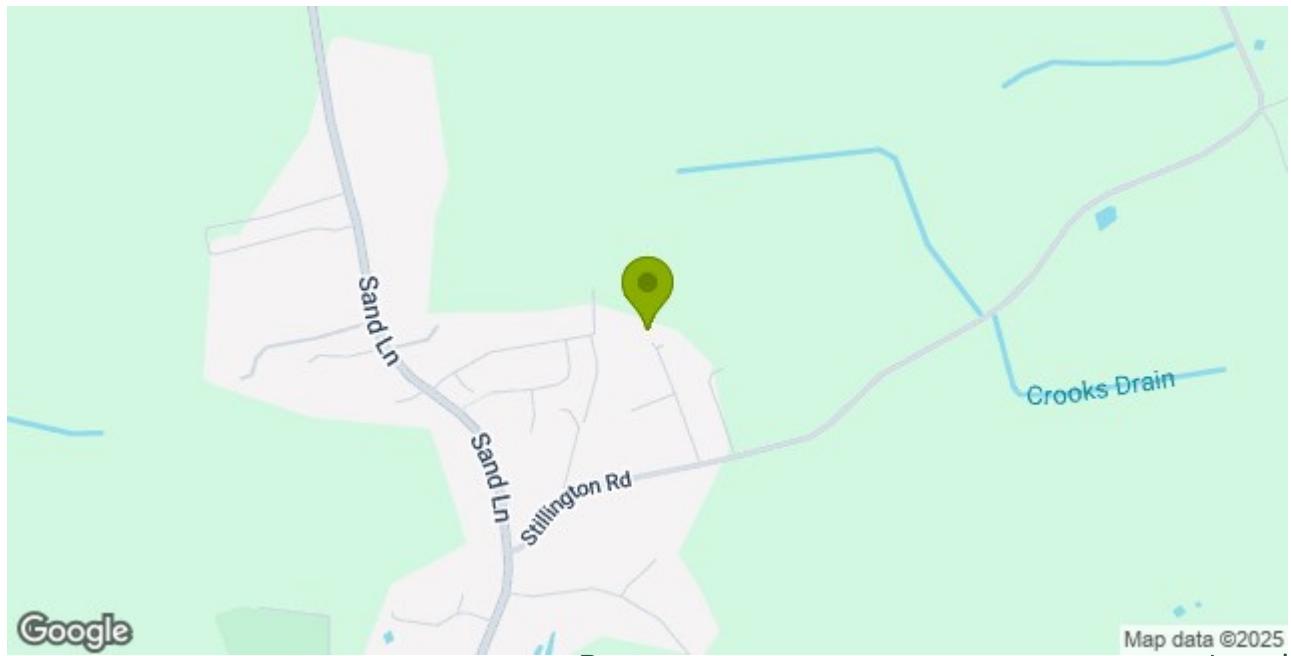
No current valid planning permissions

### Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



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Stephensons

York 01904 625533  
Knaresborough 01423 867700  
Selby 01757 706707  
Boroughbridge 01423 324324  
Easingwold 01347 821145  
York Auction Centre 01904 489731  
Haxby 01904 809900

Partners

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I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
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J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
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Associates

N Lawrence

