

Main Street, York YO61 1HS

£425,000

**Stephensons**  
estate agents & chartered surveyors



A fabulous 4 bedroom semi-detached property located on Huby's pretty Main Street and within walking distance of all the village's amenities. Built in 2010, the property provides a cottage style interior with around 1,188 sq ft of accommodation that includes extended ground floor living space, complemented by low maintenance gardens, off road parking and a single garage.

Tenure: Freehold  
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected  
 Broadband: Up to 76 Mbps\* download speed  
 EPC Rating: C - 72  
 Council Tax: D - North Yorkshire Council  
 Current Planning Permission: No current valid planning permissions

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



A spacious reception hall with cloakroom/wc leads off into a sitting room with inglenook style fireplace with LPG fired stove and a walk-in bay window with Main Street views. The impressive L-shaped dining kitchen and living room features a range of base and wall storage cupboards, complemented by integrated appliances (hob, eye-level double oven and grill, fridge and washing machine) and double doors off the living area out into the rear garden.

The first floor landing leads off into a generous L-shaped principal bedroom with built-in wardrobes, 3 further bedrooms and a house bathroom with both a bath and a separate walk-in shower.

Other internal features of note include double glazing and an oil fired central heating system.

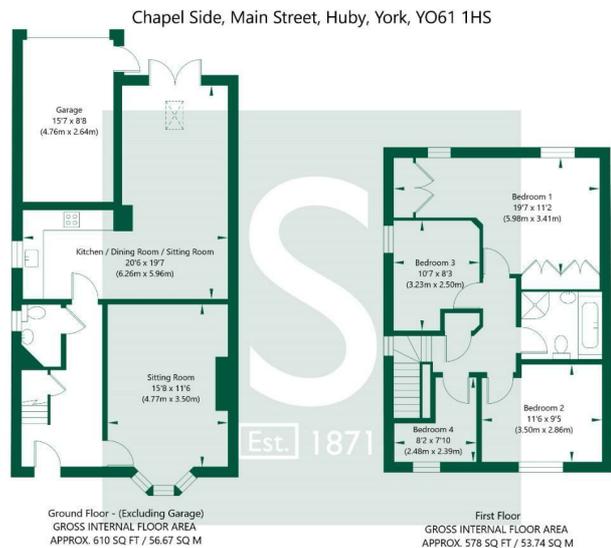
The front garden is mainly laid to lawn with flowerbed borders and a driveway at the rear (off Chapel Court) provides parking and access into an integral single garage. There is also a small paved seating area at the rear off the dining kitchen and living room.

**AGENTS NOTE**

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

**DON'T MISS OUT ON YOUR NEXT HOME**

Last year, our social media content reached over 6.7 million views. By following Stephensons, you'll get exclusive video content, pre-market property teasers, off-market opportunities and early access to new listings before they appear online. Follow us today and stay one step ahead of other house hunters. Simply search @stephensons1871 on your favourite social media platform and start exploring.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1188 SQ FT / 110.41 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2025

**Partners:**

- J F Stephenson MA (Cantab) FRICS FAAV
- 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
- O J Newby FNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)
- E G Newby MRICS
- T Brooks MNAEA

York: 01904 625533  
 Boroughbridge: 01423 324324  
 Easingwold: 01347 821145  
 Selby: 01757 706707  
 Haxby: 01904 809900

**Associate Partners:**

- N Lawrence
- I Jarvis MNAEA

