

## Main Street, Huby Guide Price £425,000

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.

\*\*\* NO ONWARD CHAIN \*\*\*

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## Inside

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.

## Outside

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.



## Tenure

Freehold



## Services/Utilities

Electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 76\* Mbps download speed

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



## EPC Rating

C - 72



## Council Tax

D - North Yorkshire Council

## Current Planning Permissions

No current valid planning permissions

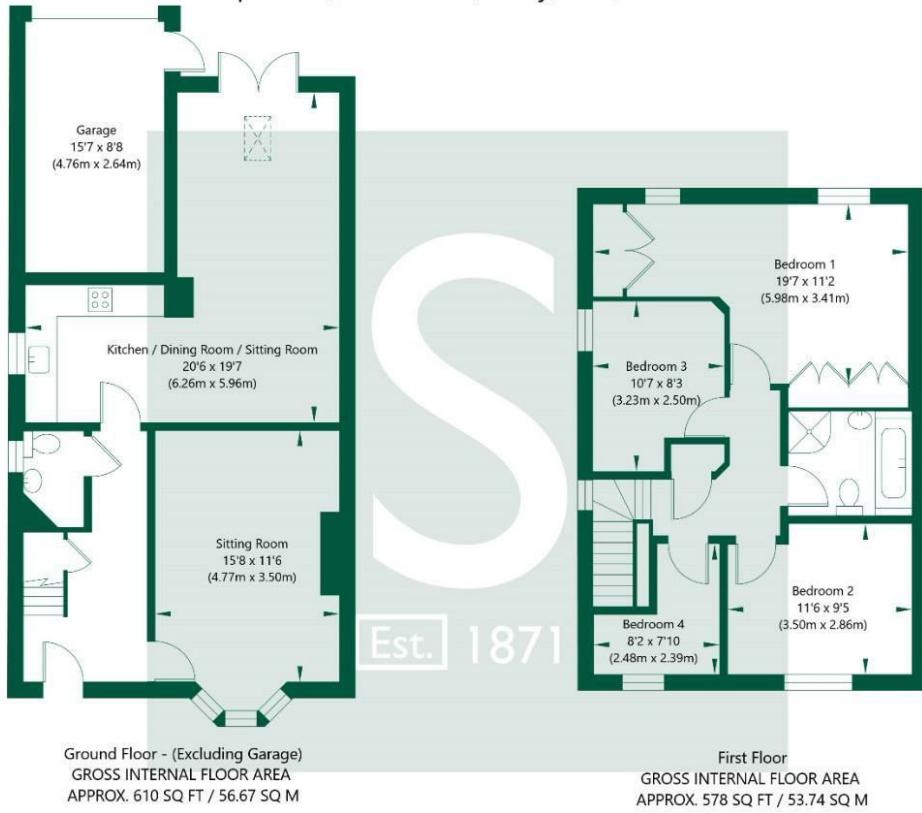
## Imagery Disclaimer

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## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

Chapel Side, Main Street, Huby, York, YO61 1HS



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.  
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