



Horner Avenue, Huby Guide Price £430,000

A fabulous 4 bedroom detached property in an enviable cut-de-sac location featuring stylish 25'6" (7.77m) long 2024 Howdens dining kitchen with granite worktops, 21'10" (6.65m) long sitting room and a conservatory complemented by an en-suite shower room to the principal bedroom.

*** DETACHED DOUBLE GARAGE ***

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Inside

A spacious reception hall with central staircase leads off into a 22'0" (6.71m) long living room with feature fireplace and sliding double glazed doors into a central heated conservatory with access out into the rear garden.

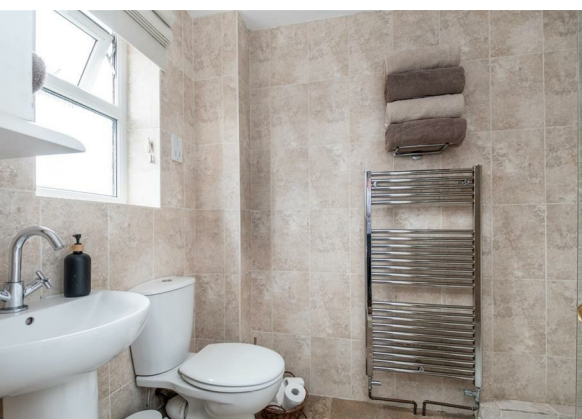
The 25'6" (7.77m) long dining kitchen was upgraded and remodelled in 2024 with a stylish Howdens kitchen that features granite worktops and generous storage complemented by a range of integrated appliances (induction hob, eye-level double oven and grill, microwave, under-counter freezer and dishwasher) plus freestanding tall fridge/freezer space.



The rear lobby leads off into the sitting room, newly appointed cloakroom/wc and a double glazed door allows access out into the rear garden.

The first floor landing leads off into a principal bedroom with fitted wardrobes and stylish en-suite shower room, 3 further bedrooms with built-in and fitted storage plus a house bathroom with heated towel rail and a D shaped bath with shower screen and a shower over the bath.

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



Outside

External driveway at the front of the property provides parking for up to 4 cars and access into a detached double garage which incorporates a useful utility room.

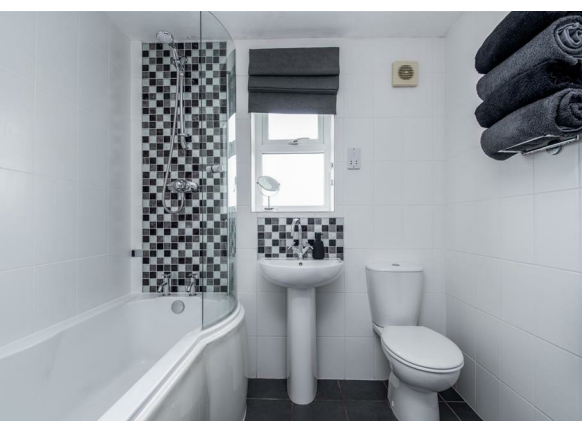
The side and rear gardens are mainly laid to lawn with shrub borders.

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

D

Council Tax

E - North Yorkshire Council

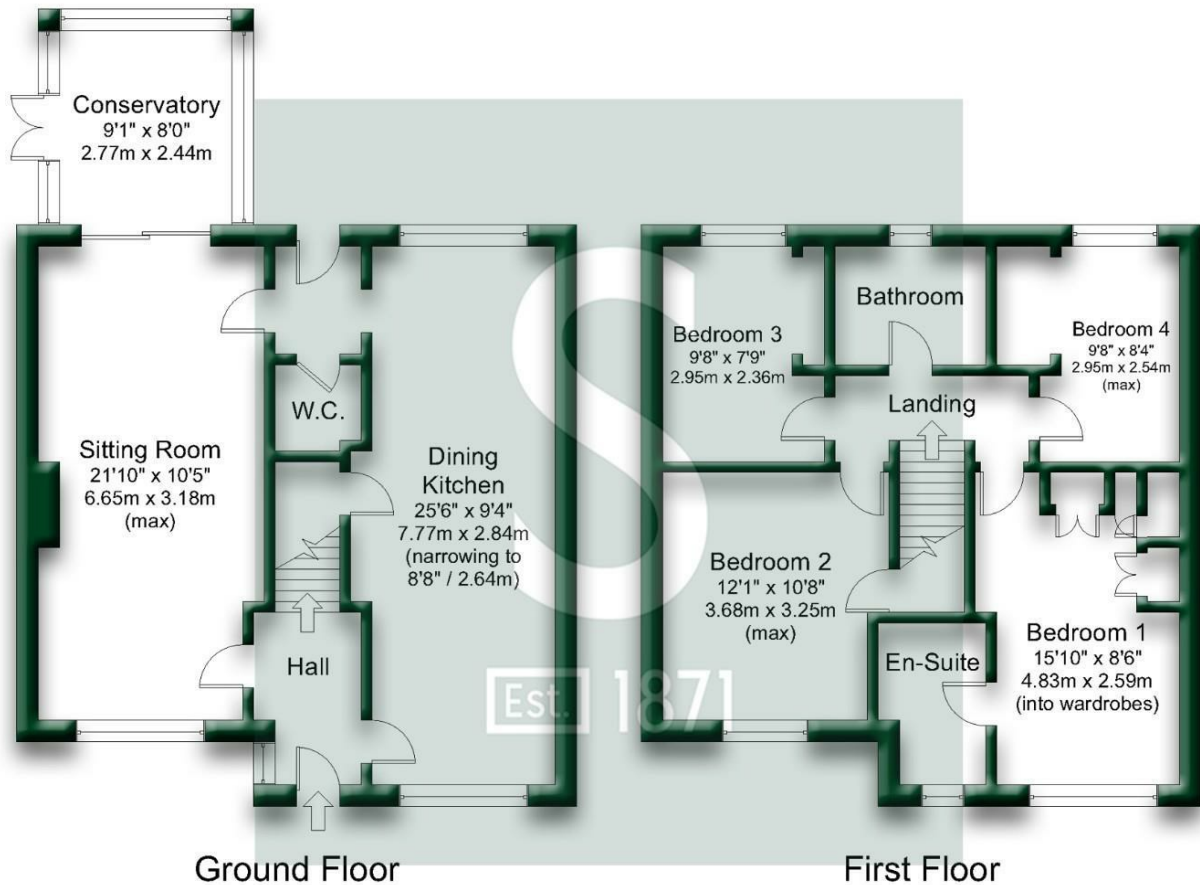
Current Planning Permissions

No current valid planning permissions

Viewings

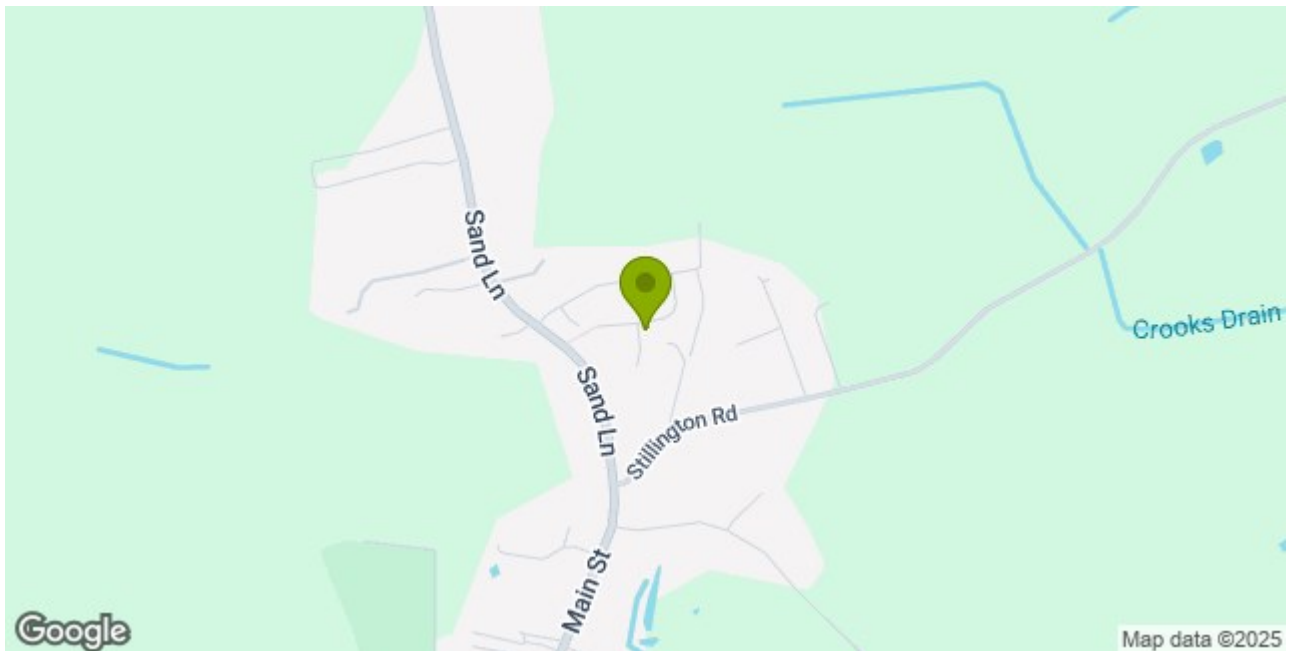
Strictly via the selling agent - Stephensons Estate Agents, Easingwold





Gross internal floor area (approx.): 112.7 sq m (1,214 sq ft)

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