

## Main Street, Hubby, York Guide Price £575,000

A brand new 4 bedroom detached village home in an enviable backwater location boasting a number of energy efficient and utility bill saving features such as triple glazing, underfloor heating, air source heat pump, solar panels and a rainwater harvesting system.

\*\*\* READY TO MOVE INTO THIS SPRING \*\*\*



## Advantage

### Structural Defects Insurance

#### Property Overview

Built by the Easingwold based developer Galtres Developments, this stunning 4 bedroom detached new home is now ready to move into.

Discreetly positioned off Hubys picturesque Main Street, the property sits within a generous plot and will offer a host of energy efficient and utility bill saving features such as triple glazing, underfloor heating, air source heat pump, solar panels and a rainwater harvesting system.

The ground floor living accommodation features underfloor heating beneath an expansive engineered oak floor and provides a reception hall with cloakroom/wc, study, living room with access out into the rear garden and a generous L-shaped dining kitchen and snug area with further access out into the rear garden. The first floor features radiators and a principal bedroom with en-suite shower room, 3 further bedrooms (2 with rural glimpses) and a house bathroom.

This property also offers the added benefit of "attic room" roof trusses and floor decking which presents the new owner with a ready-made opportunity to expand the living space further in the future, subject to the necessary consents and regulations.

Externally, a shared drive with White Horse Cottage leads to Kentmere Cottage's own driveway providing parking, EV charging point and access into a larger than average detached single garage with both power and light connected.

#### Interior Style Choices

For a limited period of time only, the developer is offering a generous schedule of allowances for the buyer to choose and stylize their own kitchen, bathroom and en-suite shower room. The buyer will also be given the opportunity to upgrade any of their interior choices with the overspend being chargeable back to the buyer upon completion. Please note that wardrobes, curtains & blinds are not included within any of the Schedule of Allowances.

Further details on the specific Schedule of Allowances and the developer's preferred choice of suppliers are available upon request.

Please note that floor plan and all room dimensions are approximate, subject to alteration by the developer and offered purely as a guide.

#### Specification Highlights

- "Zero Maintenance" Triple Glazed Aluminium Clad Timber Windows
- LPG Fired Central Heating System - Underfloor Heating (Ground Floor) & radiators (First Floor)
- Daikin 6kw Air Source Heat Pump
- 10 Energy Bill Saving Solar Panels (Garage Roof to A 5.8kW Battery)
- Utility Bill Saving Rainwater Harvesting System With A 7,500 Litre Capacity
- "Zero Maintenance" Aluminium Gutters & Fall Pipes
- EV Charging Point

#### Peace Of Mind 10 Year Warranty

This new home will come with a 10 year peace of mind warranty courtesy of Advantage Home Construction Insurance.

#### Site Visits & Viewings

Please note that all site visits are strictly by appointment through Stephensons in Easingwold.

#### Services

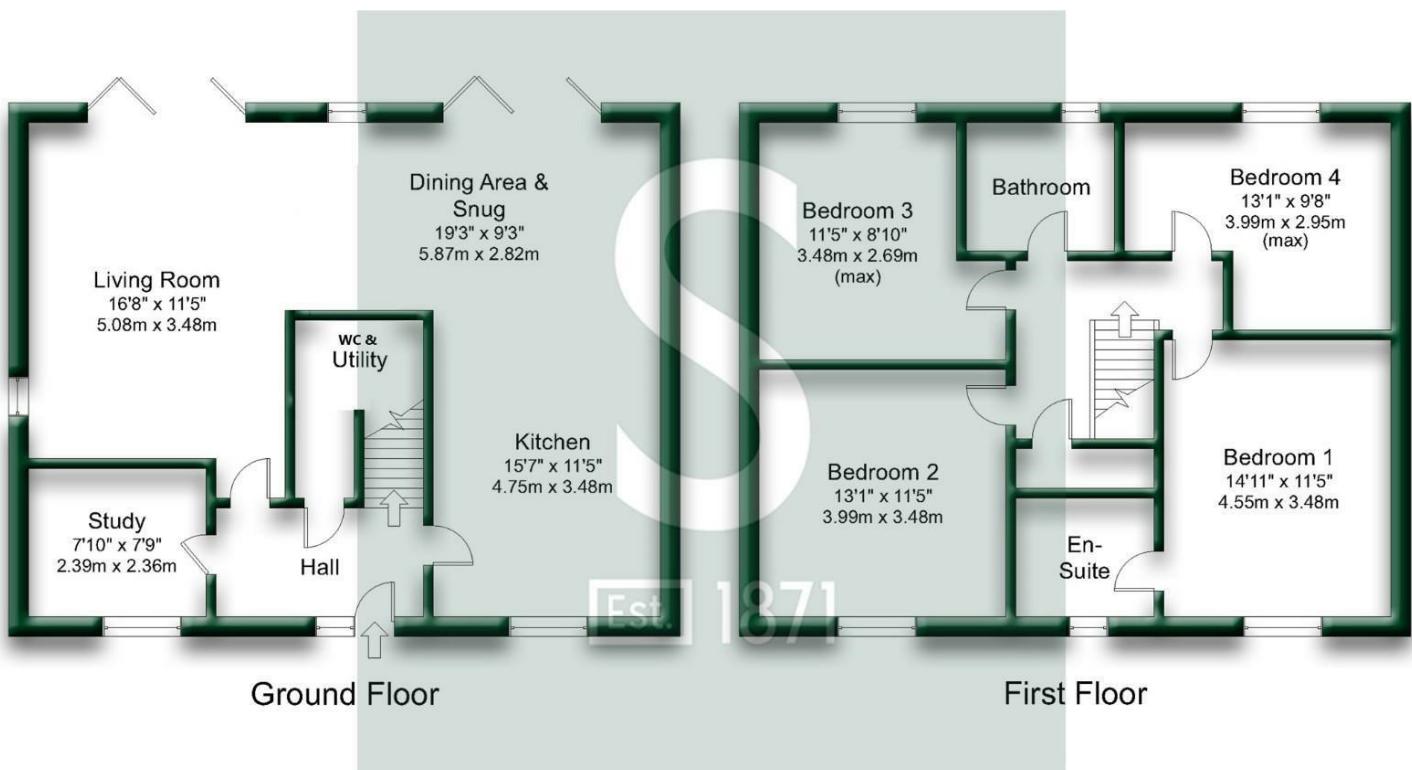
We have been informed by the developer that mains water and electricity will be connected to the property. Mains gas is unavailable in the village.

#### Tenure

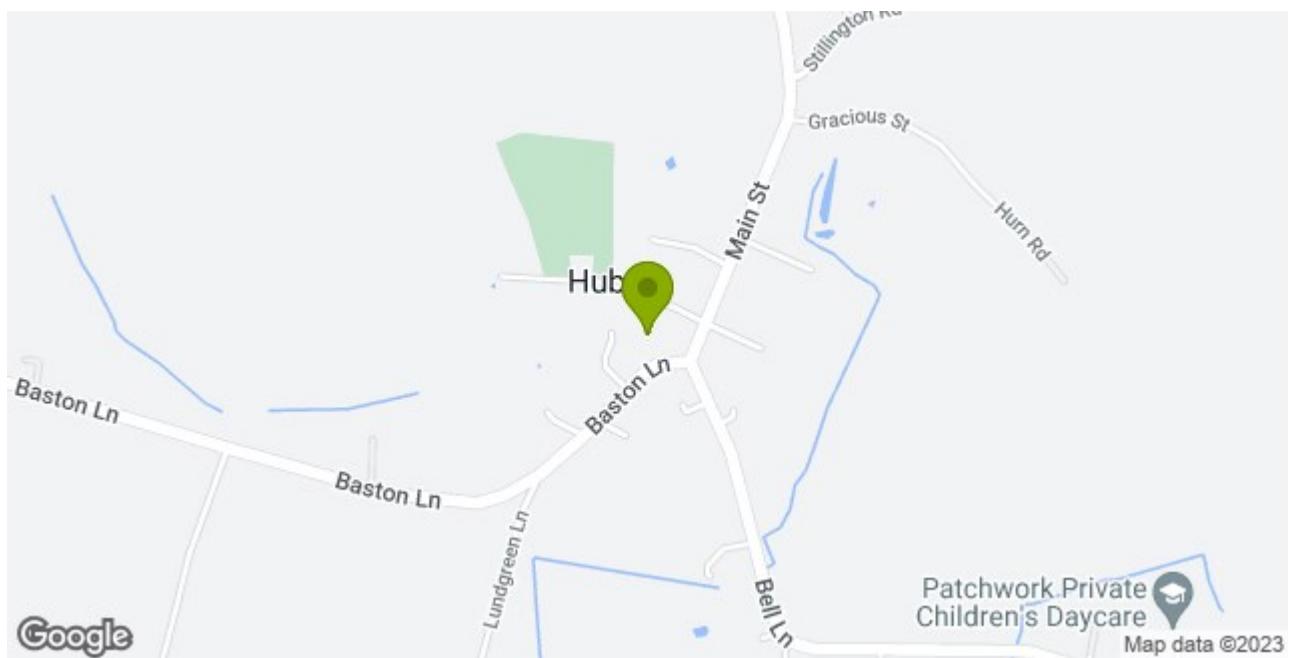
The property is freehold.

#### Council Tax

Hambleton District Council - We are currently awaiting confirmation of the Tax Band.



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## Stephensons

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Knaresborough	01423 867700
Selby	01757 706707
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## Partners

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N J C Kay BA (Hons) pg dip MRICS
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J E Reynolds BA (Hons) MRICS
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## Associates

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