



Easingwold Road, Huby Guide Price £465,000

A surprisingly spacious 3 double bedroomed semi-detached family home, originally built in 1932, boasting around 2,000 sq ft of flexible living space, gardens and grounds approaching .33 of an acre plus 825 sq ft of versatile outbuildings.

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Inside

The extended ground floor living accommodation on offer includes a generous family room, large living room with wood burning stove and a 19'10" (6.04m) long L-shaped dining kitchen with a slate tiled floor and an exciting opportunity to update, replace and restyle the existing range of base and wall storage cupboards. The ground floor also features a snug/study, 2nd house bathroom, useful utility area and a conservatory, also presenting a buyer with an opportunity to update, replace or restyle to their own taste.



The spacious first floor landing leads off into a 19'10" (6.04m) long principal bedroom with fitted wardrobes, dressing area and rural views, one further double bedroom and a shower room.

The second floor features a third 19'3" (6.54m) long double bedroom and access into a versatile children's play room.

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



Outside

The front of the property provides parking and a driveway to the side provides further parking and access into a car port leading through to the rear.

In total the property sits within a plot of approx. 0.32 of an acre that includes a long lawned rear garden, chicken run, small stable, fuel stores and a substantial 825 sq ft outbuilding currently sub-divided to create a 557 sq ft workshop and a 268 sq ft gym with double glazed double doors opening out into the rear garden.



Services

We have been advised by the vendor that all main services are connected to the property with the exception of mains gas.

Energy Efficiency

This property's current energy rating is D (56) and has the potential to be improved to an EPC of C (75).

Council Tax & Postcode

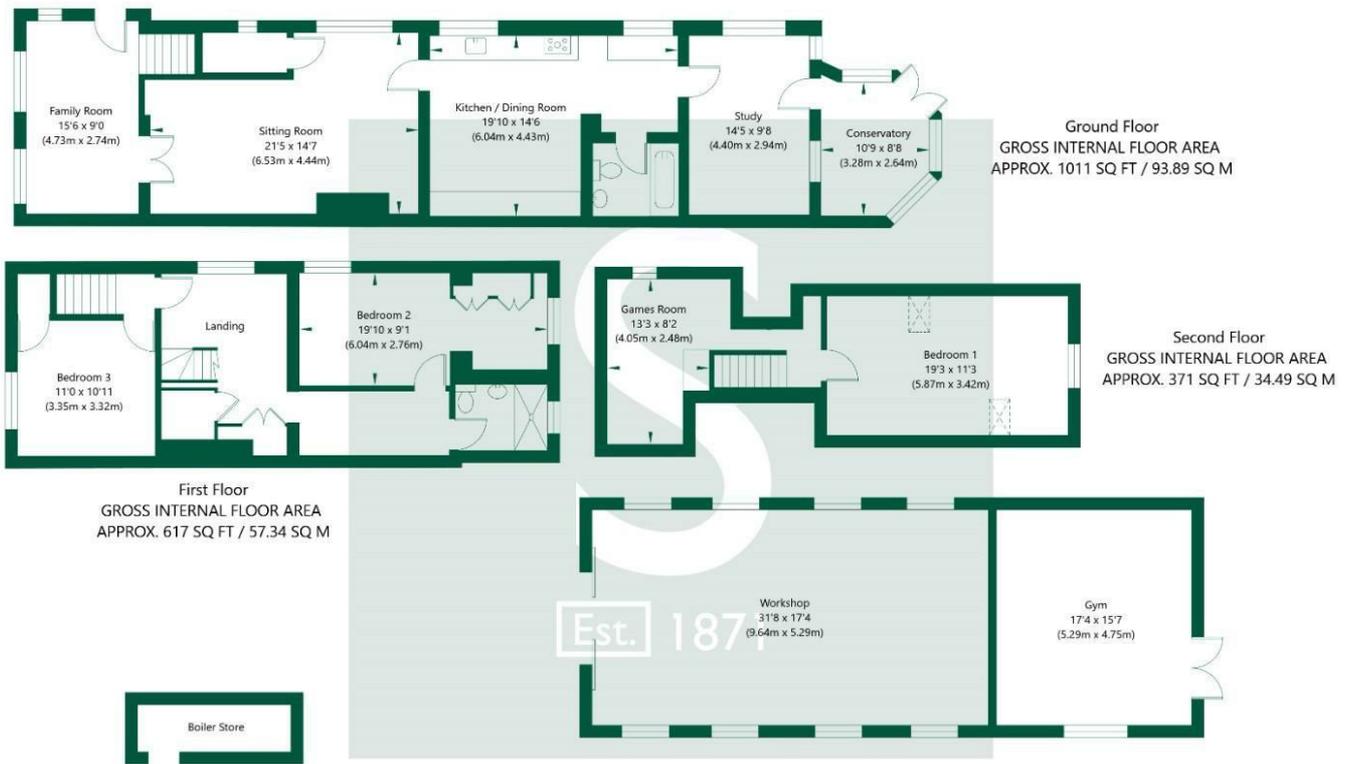
This property sits within North Yorkshire Council and is in the tax band of D. The postcode for the property is YO61 1HN.

Tenure

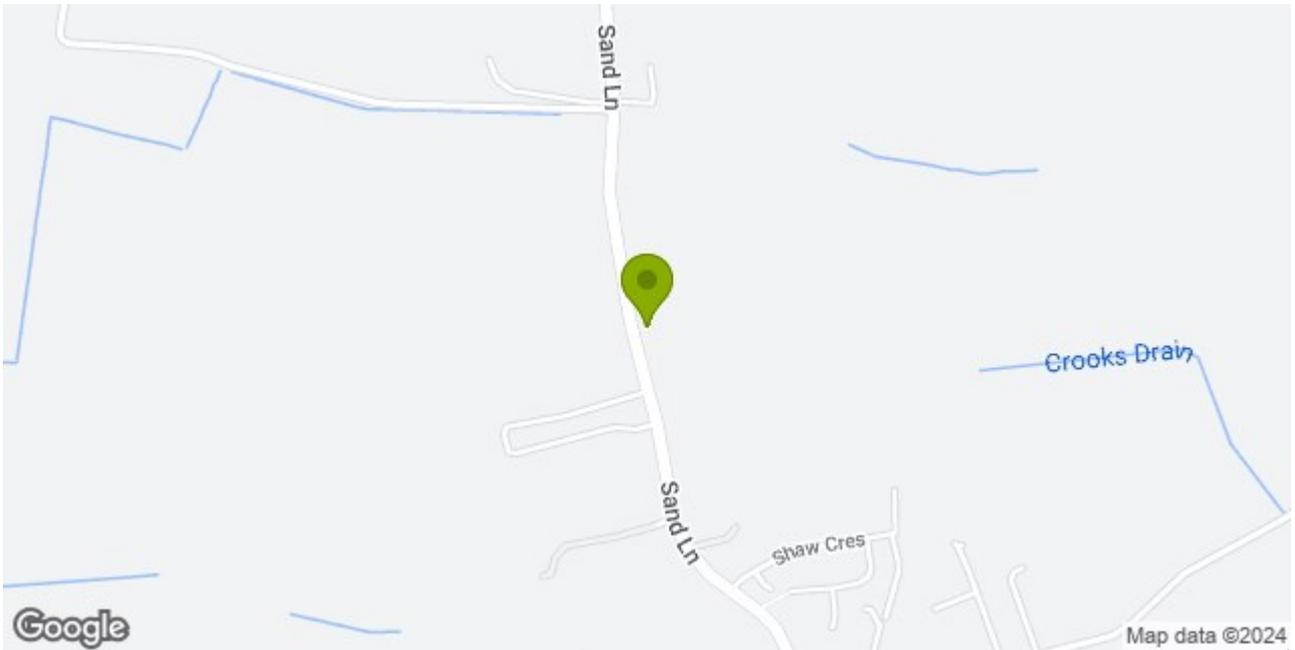
We have been informed by the vendor that the property is freehold.



Easingwold Road, Huby, York, YO61 1HN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1999 SQ FT / 185.72 SQ M - (Excluding Outbuildings)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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