



Gracious Street, Huby Guide Price £230,000

A charming 2 bedroom "chocolate box" cottage in an idyllic backwater location featuring a wood burning stove, exposed beams and a period style bathroom complemented by a 90' long rear garden and the potential to create off street parking.

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Inside

The ground floor living space on offer includes a 19' (5.7m) long living room featuring a wealth of exposed beams, fabulous rustic redbrick fireplace with wood burning stove, storage cupboards, staircase and a door into a beautifully appointed cottage kitchen that includes granite worktops and generous storage complemented by a period style sink unit with timber drainer top, integrated fridge, oven and hob and a door out into the rear garden.



The first floor landing leads off into the main bedroom with period fireplace, exposed beams, built-in wardrobe and natural floorboards, 1 single bedroom and a superb period style bathroom with high flush wc and a freestanding claw leg bath tub with period style monsoon shower above.

Other internal features of note include double glazing, LPG fired radiator central heating and a drop down ladder on the landing to allow access up into a boarded loft storage.

Outside

The small front garden is mainly lawn and offers the potential to create off street parking, in a similar format to the neighbouring cottages.

The delightful 90' long rear garden features a paved seating area, lawn, flowerbed borders and a vegetable garden with brick built storage shed.



Services

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

Energy Efficiency

This property's current energy rating is E (40) and has the potential to be improved to an EPC of C (71).

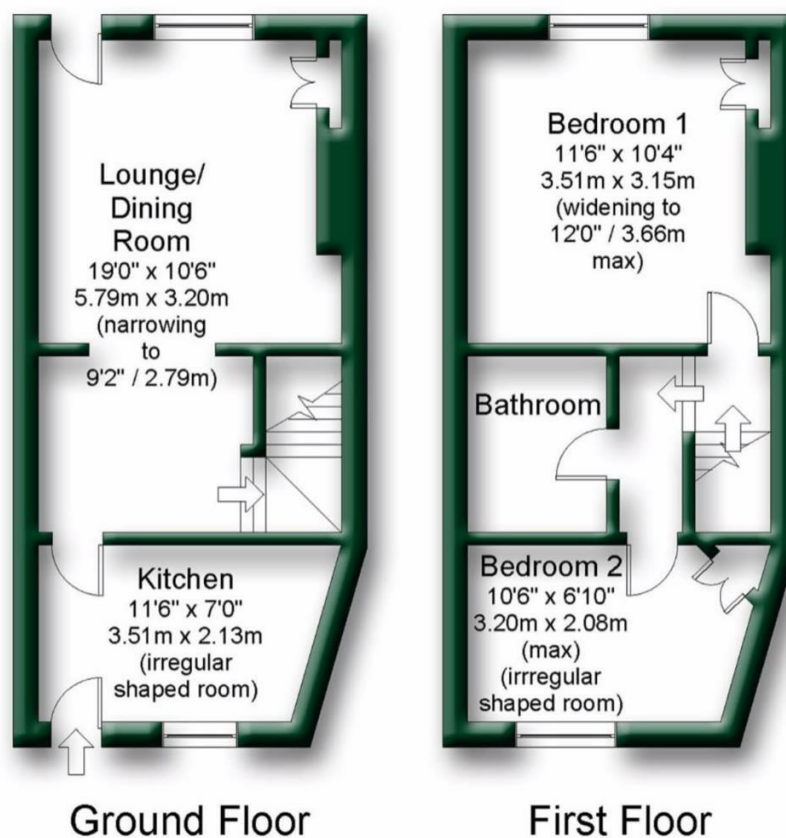
Council Tax & Postcode

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

Tenure

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





Gross internal floor area (approx.): 58.9 sq m (634 sq ft)

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