



## Tollerton Road, Huby Guide Price £725,000

A simply stunning 4 bedroom detached property built to an exceptionally high specification in 2019 by the highly regarded local developer Northmead Homes, to feature over 2,300 sq ft of luxuriously appointed living space, complemented by a delightful rear garden, gated driveway and a detached double garage.

\*\*\* WATCH OUR SOCIAL MEDIA TEASER REEL NOW \*\*\*

Follow Stephenson's on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for [stephensons1871](https://www.stephensons1871.com).





## Inside

A spacious reception hall with Karndean flooring leads off into a sensibly sized snug/study and a spacious sitting room with wood burning stove and double doors into a fabulous orangery with bi-folding doors opening out to the rear garden. The stunning 27'0" (8.22m) long dining kitchen also features bi-folding doors out to the rear garden and further Karndean flooring to complement the bespoke handmade kitchen that boasts expansive granite worktop space, generous storage and a range of integrated appliances, complemented by a granite and oak topped central island and dining bar. The ground floor also features a cloakroom/wc and a generous utility/boot room with further granite worktops and a door out to the side.

The first floor landing leads off into a superb 350 sq ft principal bedroom suite that enjoys rear garden views and features an 11'0" (3.35m) high vaulted ceiling, dressing area and a luxurious en-suite bathroom with both a bath and separate walk-in shower. The guest bedroom features an en-suite shower room and 2 further double bedrooms are served by a stylish house bathroom.

Other internal features of note include an energy efficient air source heat pump, underfloor heating on the ground floor and radiator heating on the first floor, double glazing, oak interior doors throughout and the residue of a 10 year structural warranty.

## Outside

A gated driveway provides extensive parking, EV charging point and access into a detached double garage.

The beautifully landscaped rear garden features an expansive paved seating area with pergola, lawn, raised flowerbed borders and wider than expected paved pathways down both sides of the property.

## Services

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

## Energy Efficiency

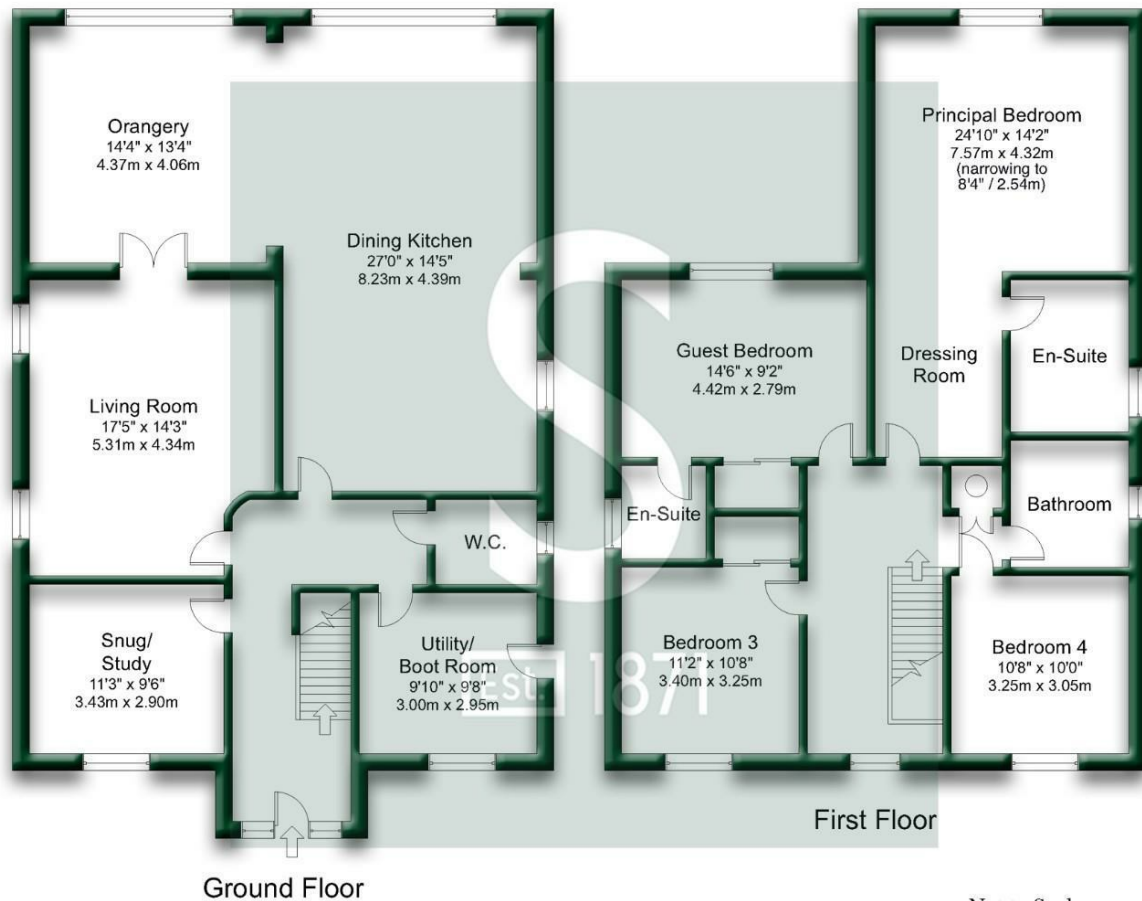
This property's current energy rating is B (88) and has the potential to be improved to an EPC of A (104).

## Council Tax & Postcode

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

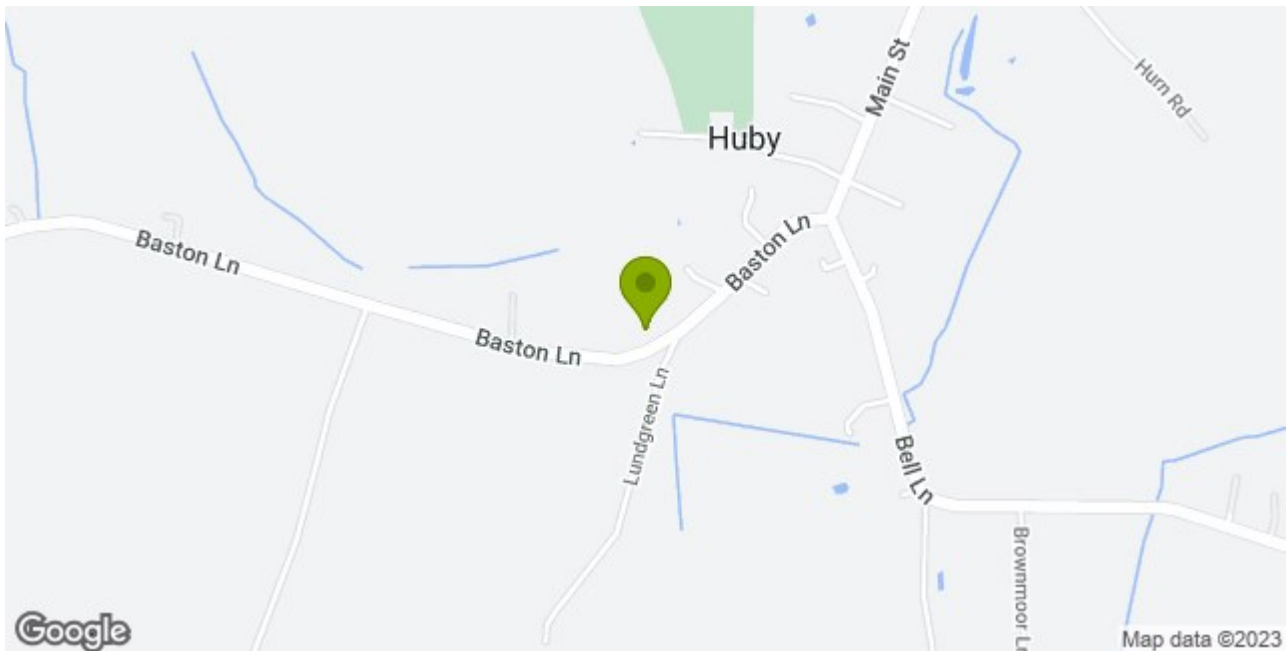
## Tenure

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



Gross internal floor area (approx.): 214.6 sq m (2,310 sq ft)

Not to Scale.  
Copyright © Apex Plans.



#### Stephensons

|                     |              |
|---------------------|--------------|
| York                | 01904 625533 |
| Knaresborough       | 01423 867700 |
| Selby               | 01757 706707 |
| Boroughbridge       | 01423 324324 |
| Easingwold          | 01347 821145 |
| York Auction Centre | 01904 489731 |
| Haxby               | 01904 809900 |

#### Partners

J F Stephenson MA (cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

#### Associates

N Lawrence

