



Huby Road, Sutton-On-The-Forest

£595,000

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# S

Huby Road,  
York YO61 1DY

Est. 1871

£595,000

A beautifully appointed and surprisingly spacious 3 bedroom detached property with generous parking, double garage and an idyllic south-facing rear garden in a picturesque village located just 6 miles from both the vibrant market town of Easingwold and the historic city of York.

Step into this exceptional village home through a welcoming entrance lobby with cloakroom/WC, opening into a spacious inner reception hall complete with understairs storage and a practical utility cupboard. From here, doors lead into a magnificent 23'9" long dual-aspect living room, flooded with natural light and featuring an elegant fireplace with a charming coal-effect gas fire. Double doors open directly onto the beautifully landscaped south-facing rear garden, creating a seamless connection between indoor and outdoor living.

At the heart of the home is a luxuriously fitted open-plan dining kitchen, thoughtfully designed for both everyday life and social entertaining. Featuring expansive worktops, a stylish dining bar and an extensive range of fitted base and wall units, this impressive space is complemented by high-quality integrated appliances including a 5-ring gas hob, eye-level double oven, grill, microwave, dishwasher, wine chiller, fridge and freezer. The dining area also benefits from double doors opening onto a paved seating area and south facing rear garden.

The first floor offers an impressive principal bedroom suite with



Tenure: Freehold  
Services/Utilities: Electricity, Water and Sewerage are understood to be connected  
Broadband: Up to 76 Mbps\* download speed  
EPC Rating: D - 59  
Council Tax: F - North Yorkshire Council  
Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



fitted wardrobes, delightful rear garden views and a spacious, luxurious en-suite shower room. There are 2 further generous double bedrooms, both enjoying attractive rear garden views, along with a versatile study/home office and a stylish family bathroom with shower over bath and a generous linen storage cupboard.

Additional internal features of note include an oil fired central heating, double glazing and access via a drop-down ladder up into to a larger-than-average loft space offering exciting potential for conversion into additional accommodation, subject to the necessary permissions.

Externally, the property is equally impressive. To the front, a lawned garden and generous driveway provide extensive off-road parking, turning space and access to a brick-built double garage. The beautifully landscaped south-facing rear garden is a true highlight, featuring an expansive paved seating terrace, well-stocked flower and shrub borders and a second secluded seating area beneath an attractive pergola.

#### AGENTS NOTE

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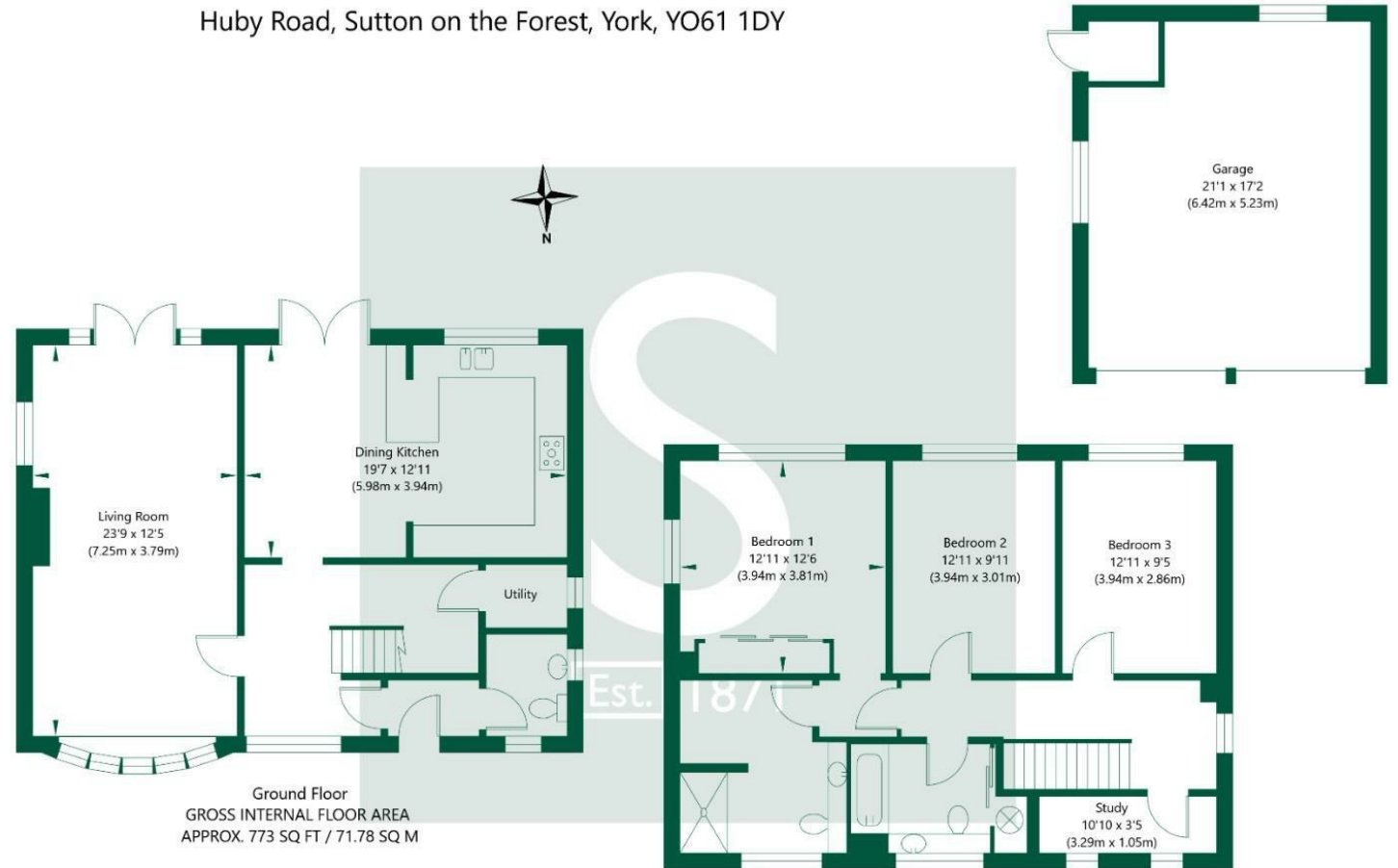
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1551 SQ FT / 144.04 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 778 SQ FT / 72.26 SQ M