



Elgin Croft Tollerton Road Huby

York, YO61 1HT

£649,950

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AN IMPRESSIVE DOUBLE FRONTED, BEAUTIFULLY DECORATED, AND METICULOUSLY MAINTAINED 4-BEDROOM DETACHED FAMILY HOME EXTENDING TO ALMOST 2,500 SQ FT IN THE SOUGHT-AFTER VILLAGE OF HUBY. FEATURING OPEN-PLAN KITCHEN/ LIVING/ DINING ROOM EXTENDING TO ALMOST 60FT WITH PART VAULTED CEILINGS AND AN INGLENOOK FIREPLACE. SOUTH-FACING TO THE REAR WITH GENEROUS PARKING OFF STREET TO THE FRONT, DOUBLE GARAGE AND A VERSATILE DETACHED STUDIO OR ANNEXE PERFECT FOR WORK, LEISURE OR GUEST ACCOMMODATION WITH EXCELLENT SCOPE AND FLEXIBILITY.

Mileages: Easingwold – 4 miles, York City centre – 11 miles (Distances Approximate).

Reception Hall, Kitchen/ Living/ Dining Room, Utility.

Principal Bedroom with Ensuite, Three further Double Bedrooms, Family Bathroom

Outside, Front Garden, Generous Carriage Driveway, Rear Garden, Double Garage, Annex/ Studio

A pressed composite entrance door with decorative glazing, framed by frosted side panels, opens into a generous L-SHAPED RECEPTION HALL set beneath an eye catching lantern roof. Engineered oak flooring extends throughout, loft hatch access with drop down ladder which is part boarded.

A four panel door leads through to the impressive OPEN-PLAN KITCHEN, LIVING AND DINING ROOM which extending in excess of 55 feet. With vaulted ceilings to both ends, this outstanding room is designed for modern family living and entertaining.

The KITCHEN is fitted with an extensive range of contemporary shaker-style units, topped with solid oak work surfaces and tiled up stands. A central Rangemaster cooker sits beneath an extractor, while a Belfast sink, integrated dishwasher and space for an American-style fridge freezer complete the specification. There are thoughtful storage solutions throughout, including pull-out larder and carousel corner units, all set around a generous central island that doubles as a breakfast bar. A Velux rooflight above and dual-aspect windows overlooking the front and side gardens.

Adjoining the kitchen, the DINING AREA provides formal and informal gatherings, featuring coving and frosted glass side slits. An open archway adjoins;

An impressive SITTING ROOM centred around an eye-catching Inglenook style fireplace housing a cast iron wood-burning stove set on a flagged hearth with a substantial timber mantle spanning almost the full width of the sitting room. The vaulted ceiling with twin roof lights adds volume and light, while wide bi-fold doors open directly onto the patio and lawned gardens beyond.

The PRINCIPAL BEDROOM lies to the rear, enjoying French doors onto the patio and garden whilst to the side a fully tiled WET ROOM features a walk-in thermostatically controlled shower, pedestal wash hand basin, low flush WC, and a vertical chrome towel radiator.

From the reception hall, solid oak doors lead to TWO GENEROUS DOUBLE BEDROOMS positioned to the front aspect.

A fourth bedroom, currently used as a study, enjoys views over the rear garden and offers excellent flexibility.





The FAMILY BATHROOM is beautifully appointed with a contemporary white suite comprising a P-shaped bath with thermostatic shower over, wash hand basin set upon a vanity unit with storage beneath, low suite WC, tiled splash backs, and dual radiators including a period-style feature radiator.

At the far end of the hall, a well proportioned UTILITY ROOM provides plumbing for both a washing machine and separate dryer, granite-effect work surfaces with matching up stands, tiled flooring, a stainless steel sink, and windows to the side and rear elevations and door to the rear fully enclosed garden.

A door gives internal access to the integral DOUBLE GARAGE, which houses the oil-fired boiler, pressurised hot water cylinder, and benefits from an electric roller door.

Externally, the property is approached via a carriage style gravel driveway set behind a neatly clipped hedge with timber fencing and part walling to one of the sides. There is ample parking for several vehicles, with a raised path leading to the front entrance door. Gated pathways to either side provide access to the rear garden, where there is useful seasonal storage, a bin area, and a concealed oil tank screened by fencing.

The landscaped rear garden enjoys a broad paved terrace perfect for outdoor dining, leading onto a predominantly lawned garden with maturing borders and excellent privacy. To the far end lies a greenhouse.

To one side resides a substantial home office, studio, gym, cinema room or annex with PVC glazing and French doors opening onto the garden, offering superb potential and scope to develop to individual requirements.

LOCATION - Huby is a conveniently located village approximately 4 miles south east of the Georgian market town of Easingwold and 11 miles north of York city centre. The village and surrounding areas are well served with a well regarded community shop, primary school, public house, Chinese restaurant, and recreational facilities. There is good road access via the A19 trunk road to the principal Yorkshire centres including those of Thirsk, Northallerton, York and Leeds.

POSTCODE – YO61 1HT
COUNCIL TAX BAND – F
TENURE - Freehold
SERVICES - Mains water, electricity and drainage, with oil fired central heating.

DIRECTIONS; From our central Easingwold office, proceed along Long Street, and turn left onto Stillington Road. Take the first turning right signposted Huby, proceed through the village of Huby, and bear right onto Tollerton Road. Elgin Croft on the left hand side shortly after the turning onto School Close.

VIEWING - Strictly by prior appointment with the selling agents, Churchills of Easingwold Tel: 01347 822800 Email: easingwold@churchillsyork.com

Agents Notes: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



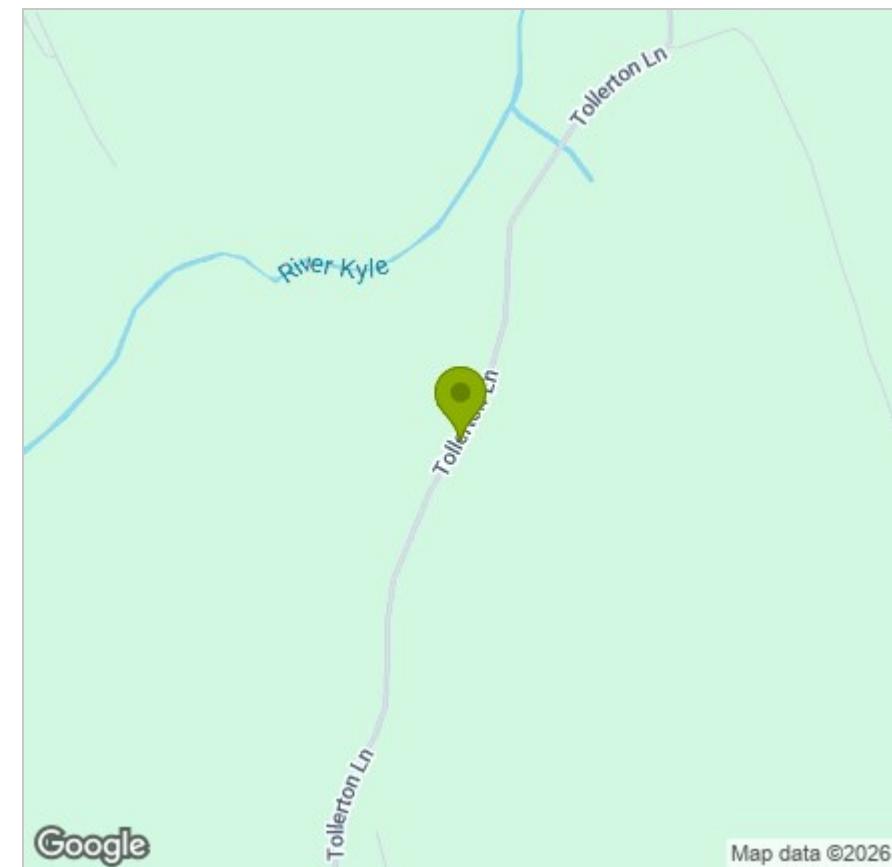
TOTAL FLOOR AREA: 2173 sq ft. (201.9 sq.m.) approx.
Whilst every attempt has been made to measure the accuracy of the floorplan contained within, measurements of doors, windows, rooms and other recessed areas have not been taken. No guarantee is given for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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**FREE VALUATIONS
NO SALE NO FEE
COMPETITIVE FEES**



LOCATION



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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