



Springfield House Gracious Street Huby
York, YO61 1HR
£450,000

 5  1  3  E

A REMARKABLY DECEPTIVELY SPACIOUS AND VERSATILE FAMILY HOME, BEAUTIFULLY POSITIONED WITHIN THIS HIGHLY REGARDED VILLAGE AND OFFERING ALMOST 1,600 SQ FT OF WELL BALANCED LIVING ACCOMMODATION. THOUGHTFULLY IMPROVED AND EXTENDED, THE PROPERTY COMBINES FLEXIBLE DAY TO DAY LIVING WITH A CHOICE OF RECEPTION SPACES, ESTABLISHED GARDENS WITH THE REAR EXTENDING TO OVER 70FT ALL NEATLY AND DISCREETLY POSITIONED IN A LEAFY SETTING ALONG ONE OF HUBY'S MOST ATTRACTIVE STREETS

Mileages: York approx. 10 miles, Easingwold approx. 4 miles (Distances Approximate)

Springfield House enjoys a discreet, slightly recessed position, with generous private gardens and excellent ground floor versatility ideal for working from home, multi generational living or families seeking adaptable space.

With uPVC double glazing, LPG central heating, generous room proportions and established child and pet friendly rear gardens.

Reception Lobby, Reception Hall, Sitting/Dining Room, Family Room/Study, Kitchen/Dining Room, Utility Room, Cloakroom/WC.

First Floor Landing; 5 Bedrooms, 4 Piece Family Bathroom, Separate WC.

Front and Rear Gardens, Driveway Integral Garage and Summer House.

A part glazed uPVC entrance door opens into an OUTBUILT PORCH/ RECEPTION LOBBY, with matching side window and useful storage.

An inner timber glazed door leads into a welcoming 22ft RECEPTION HALL, with stairs rising to the first floor and a deep under stairs storage cupboard.

CLOAKROOM/ WC, fitted with a vanity mounted wash hand basin, tiled splash back and low suite WC.

A timber glazed door opens through to a SITTING/ DINING ROOM, a notably spacious room arranged in two defined areas. The sitting area features an eye catching wood burning stove set on a stone hearth with a floating timber mantle, and a bay uPVC window overlooking the front garden. An archway leads into;

The DINING AREA, complete with useful alcove shelving and fitted storage cupboards.

Double timber glazed doors open into a versatile FAMILY ROOM/ HOME OFFICE, naturally bright with Velux roof lights and French doors opening onto the rear patio and gardens beyond. This room offers real flexibility for modern family living.

From the hall, a further part glazed door leads into the KITCHEN/ DINING ROOM, which is comprehensively fitted with a range of wall and base units, complimented by timber effect roll top work surfaces and discreet down lighters, tiled mid range and a freestanding electric cooker with concealed extractor above. A 1 1/4 sink with chrome mixer tap sits beneath a uPVC window overlooking the generous 70ft rear garden. There is space and plumbing for a dishwasher, down lighters and room for a dining table.

A six panel door leads through to the UTILITY ROOM, providing space and plumbing for a washing machine and further white goods, with a personnel door to the INTEGRAL GARAGE.

Stairs rise to a SPLIT LANDING, naturally dividing the bedroom accommodation into two distinct sides.

To one side lies a rear BEDROOM, fitted with an alcove wardrobe complete with shelving and hanging rail, and enjoying a pleasant outlook across the rear garden. Adjacent sits a further front facing BEDROOM, also benefiting from a fitted wardrobe.

This side is completed by a useful walk in BOILER AND AIRING CUPBOARD.

The opposite side of the landing leads to THREE ADDITIONAL BEDROOMS, two of which are well proportioned doubles. One enjoys an elevated view across Gracious Street, while the other looks over the rear garden. Whilst a 5th, smaller bedroom part splits the landing with elevated front views.

STYLISH FAMILY BATHROOM appointed with a panelled bath and chrome mixer tap, a vanity mounted wash hand basin with deep storage drawers, and





a generous Aqualisa thermostatically controlled double walk-in shower. A brushed charcoal vertical radiator and part tiled walls complete the room to a high standard.

SEPARATE WC with pedestal wash hand basin and tiled splash back.

OUTSIDE - The property is approached via a brick set driveway flanked by a picket fence, offering parking and access to the GARAGE (18ft 4 x 7ft 9) which is approached via double timber doors and is fitted with power, lighting, workbench and storage cupboards.

A useful bin store sits discreetly to one side, and the front garden is mainly laid to lawn with fenced boundaries and maturing borders.

To the rear lies a neatly arranged stone patio, with a slightly elevated rockery border and fenced boundaries on all sides. The garden is generous and mainly laid to lawn with maturing planters to other side boarder bark chippings and gravelled areas and planters add structure and interest.

To the very rear of the 70ft garden resides a full width stone terrace ideal for alfresco entertaining together with a timber Summer House offering excellent potential as a home office, hobby room or gym.

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 1HR

COUNCIL TAX BAND – D

TENURE – Freehold

SERVICES – Mains water, drainage, electricity, LPG 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 onto the Main Street taking the turning on the left onto Gracious Street. Continue for some distance where upon Springfield House is positioned on the towards the end of the road on the right hand side.

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

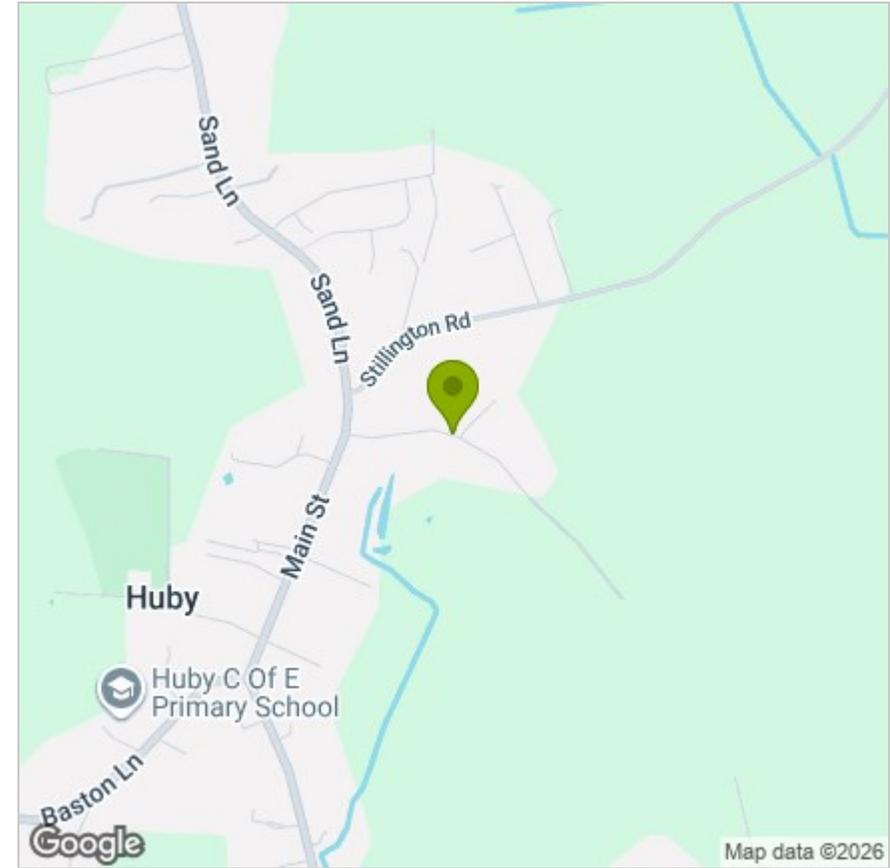
AGENTS NOTE: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply.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



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.