



Larkfield Easingwold Road Huby

York, YO61 1HJ

£465,000

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A RARE OPPORTUNITY TO ACQUIRE A 3 BEDROOM DETACHED BUNGALOW WHICH HAS BEEN THOUGHTFULLY DESIGNED INCLUDING THREE GENEROUS BEDROOMS AND TWO BATHROOMS ENJOYING A PEACEFUL SETTING WITH OPEN VIEWS ACROSS NEIGHBOURING PADDOCKS WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE ALL COMPLIMENTED BY GENEROUS LANDSCAPED GARDENS, ENTERTAINING TERRACES, OFF STREET PARKING AND A DETACHED DOUBLE GARAGE

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

Reception Hall, Sitting Room, Kitchen, Utility, Dining Room, Garden Room

Principal Bedroom with Ensuite, Two further Double Bedrooms both with Fitted Wardrobes, Bathroom

Outside, Front Garden, Generous Driveway, Rear Garden with Stunning Paddock Views, Double Garage.

A central door opens to an L-shaped RECEPTION HALL providing access to the principal reception rooms and bedroom accommodation.

Glazed door leads to the SITTING ROOM centred around a feature electric fireplace with granite effect insert, hearth and dark timber surround. A double glazed window to the side elevation, while glazed French doors open directly into;

The GARDEN ROOM a superb year round living space, thoughtfully improved with a permanent ceiling built on a brick base. Glazed windows to three sides provide panoramic views of the gardens, while French doors extend out to a patio on the side.

KITCHEN/BREAKFAST ROOM comprehensively fitted with a range of matching wall and base units, complemented by granite effect work surfaces. Integrated appliances include an electric oven, fitted microwave, ceramic hob with chimney style extractor above, fridge, freezer and full-size dishwasher. A stainless steel sink is set beneath a window overlooking the side elevation, while a useful corner carousel unit maximises storage. To the side a door leads to;

UTILITY ROOM with additional matching cabinetry and work surfaces, with plumbing for a washing machine and space for further appliances and integrated fridge. There are timber doors accessing the outside to both the front and rear elevations.

Adjoining the kitchen via a panel door opens to the DINING ROOM generously sized versatile room, ideal for formal dining with glazed timber doors linking back to the sitting room and French doors opening onto the rear patio.

PRINCIPAL BEDROOM is a well proportioned double bedroom overlooking the mature front garden, fitted with an extensive range of wardrobes, cupboards and a dressing table, some framing the bed area. A side panel door opens into:

ENSUITE SHOWER ROOM with a full-width mains shower, pedestal wash hand basin and low-suite WC. Finished with part tiled walls and a frosted window to the side elevation.

BEDROOM TWO a spacious double bedroom featuring fitted wardrobes with shelving and hanging rails overlooking the pleasant front elevation.

BEDROOM THREE another comfortable double, again





benefiting from fitted wardrobes with shelving and rails.

BATHROOM fitted with a panelled bath and chrome mixer tap, thermostatically controlled shower over with tiled surround, pedestal wash basin and low-suite WC. Frosted window to the side elevation, part tiled walls and tiled flooring.

OUTSIDE - Larkfield is approached via a tarmac driveway, leading to the very rear a **DETACHED DOUBLE GARAGE** (18'1 x 18'1) with up and over door, power, light and useful storage space above.

To the front side of the driveway is a hard standing area providing additional parking. The front garden is mainly laid to lawn, complimented by deep mature borders. Whilst to the very front Hawthorn and Holly hedging, provides both privacy and seasonal interest.

A pathway leads around the property to the **REAR** where a flagged patio adjoins the house, creating a delightful entertaining space. The rear garden is a good size, with a level lawn, established borders and a selection of fruit trees. Beyond the boundary fence, the property enjoys a most attractive, almost panoramic outlook over adjoining paddock land, ensuring a real sense of peace and seclusion.

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 1HJ

COUNCIL TAX BAND - E

TENURE - Freehold.

SERVICES - Mains water, electricity and drainage, with oil fired central heating.

DIRECTIONS; From our central Easingwold office, proceed south along Long Street, and turn left onto Stillington Road. Take the first turning right signposted Huby, continue into the village along the Main Street whereupon Larkfield is positioned on the right hand side opposite to the turn off to Stillington identified by the Churchills for sale board.

VIEWING - Strictly by prior appointment with the selling agents, Churchills of Easingwold 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



Churchills

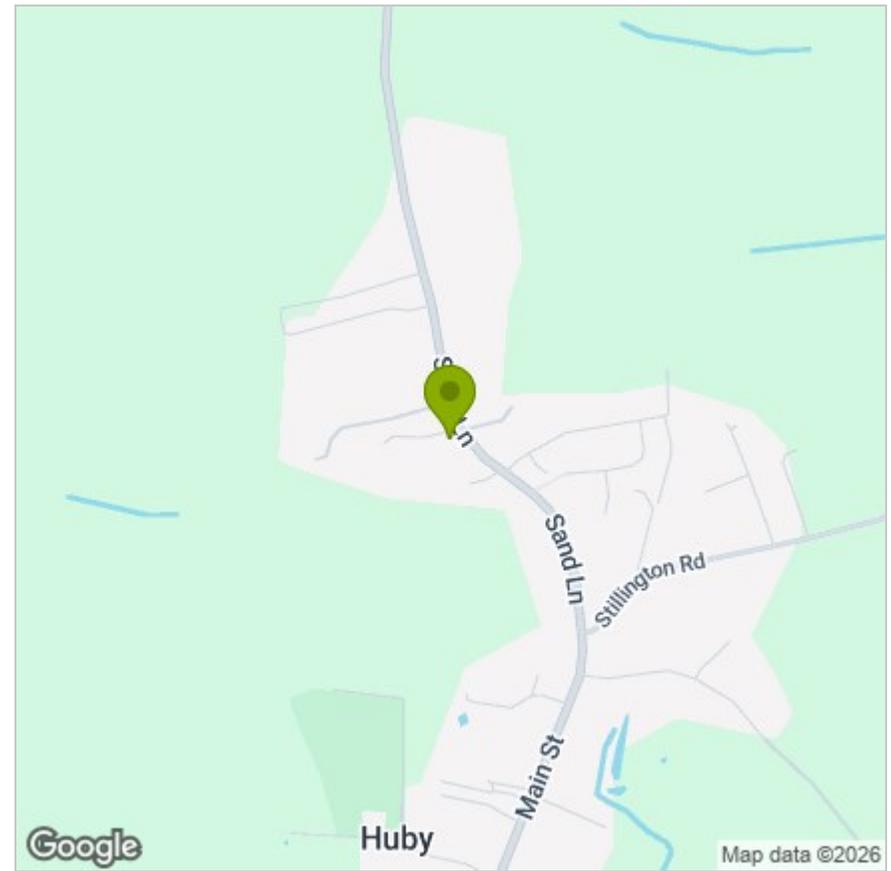
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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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