



9 Chapel Court, Huby  
Easingwold, YO61 1YF

£225,000

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A MATURING 2 BEDROOMED SEMI DETACHED HOME IN THE HEART OF HUBY VILLAGE AMENITIES NORTH OF YORK CITY CENTRE, WITH SCOPE TO EXTEND AND UPDATE, IN A CUL DE SAC POSITION SET WITH A SOUTH FACING GARDEN TO THE REAR. WITH LPG GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING AND NO ONWARD CHAIN.

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

Reception Lobby, Sitting Room, Fitted Kitchen/ Diner.

First Floor; 2 Bedrooms, Bathroom/WC

Outside; Off Street Parking, Front Garden, Enclosed Rear Garden.

INTERNAL VIEWING HIGHLY RECOMMENDED.

A composite entrance door opens to a RECEPTION LOBBY. Inner pine door to;

SITTING ROOM, having moulded cornice with front outlook over established gardens. A turned staircase leads up to the first floor. Six panelled timber door leads to;

KITCHEN WITH DINING AREA, extending to the full width of the property with a range of oak fronted cupboard and drawer, wall and floor fittings complemented by preparatory work surfaces and a tiled mid-range. Inset 4-ring gas hob with single oven under and concealed extractor over, inset stainless steel sink unit and side drainer, chrome mixer tap, beneath a uPVC double glazed windows overlooking the pleasant south facing rear gardens. Space and plumbing for a washing machine. Rear composite panelled door opens onto the rear patio.

From the SITTING ROOM, a turned staircase with a handrail rise to the FIRST FLOOR LANDING, with loft hatch access.

PRINCIPAL BEDROOM with front outlook and having moulded cornices.

BEDROOM 2, rear outlook over the gardens. Shelved airing cupboard with water cylinder.

BATHROOM comprising a white suite; panel bath with shower over, pedestal wash hand basin with tiled splash back, low suite WC, frosted uPVC double glazed window.

OUTSIDE at the front is mainly laid to lawn behind a neatly clipped hedge forming the front boundary and





providing a degree of privacy. A path leads to the entrance door. To the side a five bar timber gate opens onto a driveway with a pathway to the side leading to the rear door. Adjoining the path is a brick sett patio with a laid to lawn south facing garden which is part walled and fenced. with maturing borders and useful timber storage shed and hard standing bin storage area.

**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, chip shop 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 1YF  
**COUNCIL TAX BAND** – C

**TENURE** - Freehold.

**SERVICES** - Mains water, electricity and drainage, with LPG gas 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 and turn left into Chapel Court, whereupon No 9 is positioned on the right hand side of the cul de sac.

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



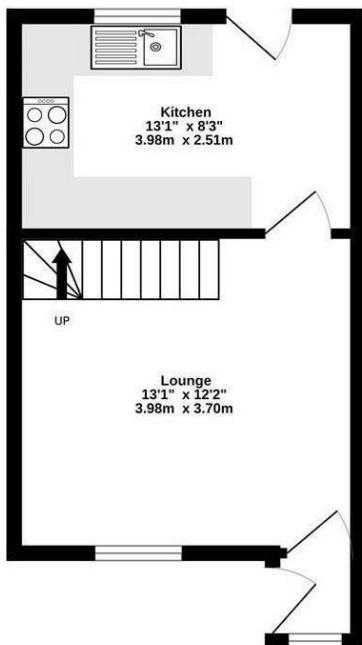
**Churchills**  
Est. 1985

Selling & Letting Properties  
Throughout Easingwold &  
The Surrounding Villages.

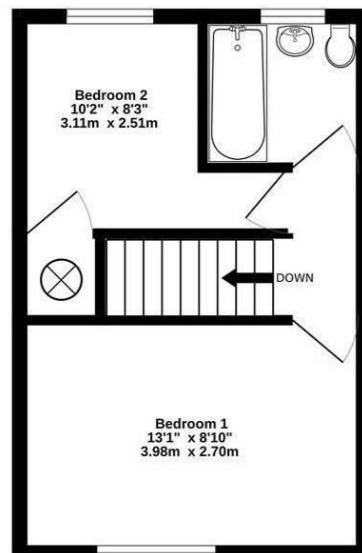
**Agents Notes:** - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply.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

## FLOOR PLAN

Ground Floor  
277 sq.ft. (25.7 sq.m.) approx.



1st Floor  
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.5 sq.m.) approx.

Whilst every endeavour has been made to ensure the accuracy of these floor plans, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken 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 operability or efficiency can be given.

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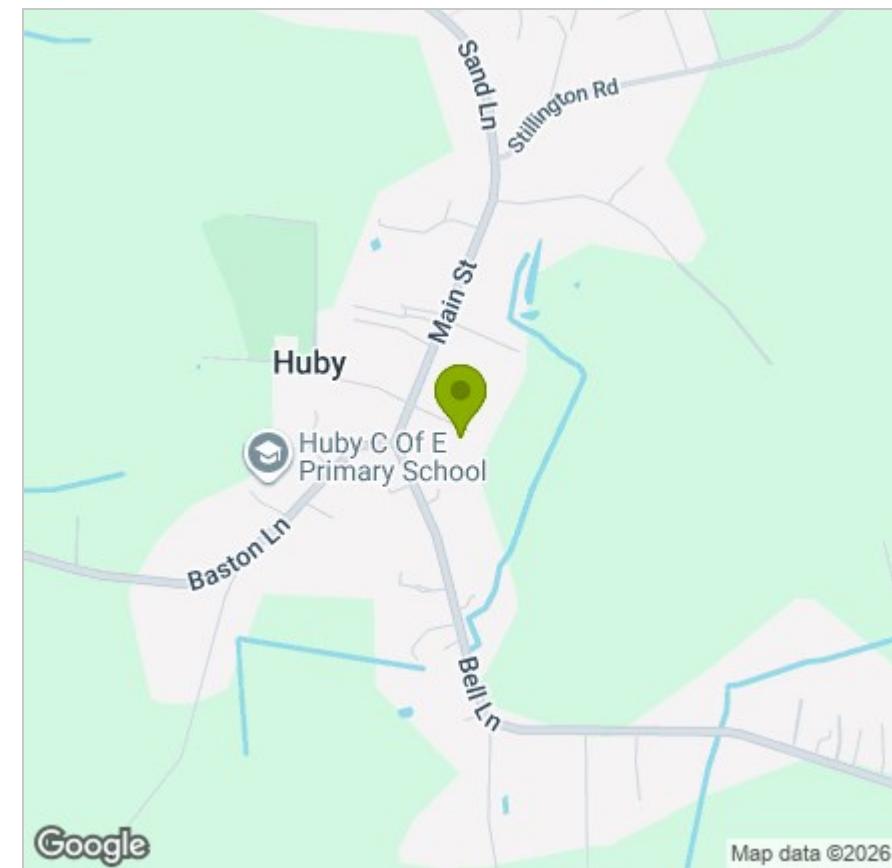


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**FREE VALUATIONS  
NO SALE NO FEE  
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## LOCATION



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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