



Braeside Easingwold Road Huby

York, YO61 1HN

**£625,000**

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AN INDIVIDUALLY DESIGNED DETACHED 4 DOUBLE BEDROOMED FAMILY HOME, REMODELLED AND EXTENDED OFFERING SPACIOUS AND WELL PROPORTIONED ROOMS, BOASTING HIGHLY VERSATILE ACCOMMODATION ALL COMPLIMENTED BY GENEROUS LANDSCAPED GARDENS IN THE REGION OF 0.4 OF AN ACRES OR THEREABOUTS SET WITHIN THIS HIGHLY REGARDED VILLAGE.

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

With UPVC double glazing and oil fired central heating.

Out built Porch, Reception Hall, Kitchen, Sitting/Dining Room. 2 Dual Purpose Bedrooms, Utility

First Floor Landing, Principal Bedroom with Ensuite, Double Bedroom with Dressing Area and Ensuite.

Outside, Front Garden, Generous Driveway, Rear Garden with Farmland Views, Generous Garage/Workshop 57ft 3 x 10ft 5

In all 0.4 of an Acre or Thereabouts

Approached from an OUT BUILT PORCH with UPVC entrance door and double glazed windows, an internal door opens into;

A central RECEPTION HALL.

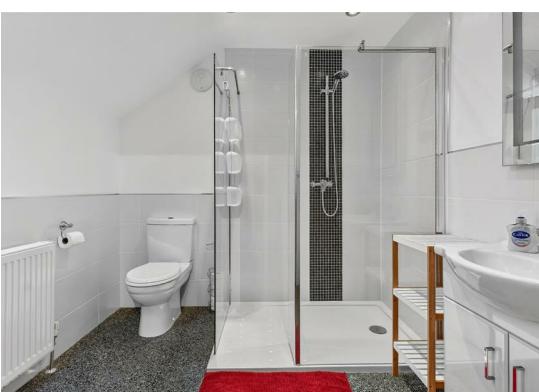
SITTING/ DINING ROOM to one side a decorative fireplace with an adjoining archway opens to the sitting room with floor to ceiling rear aspect window and French doors which lead out to the pretty rear patio and lawned landscaped gardens beyond. A door leads to;

KITCHEN/DINING ROOM which extends to almost 19ft and is fitted with a range of wall and base units complimented by roll top work surfaces and tiled mid range. A fitted 1 ¾ sink below a UPVC double glazed window which frames the rear garden and door to the side. Appliances include an integrated dishwasher, freestanding five ring gas cooker with extractor above.

4 piece BATHROOM with panel bath, separate fully tiled walk in shower. Low suite WC and sink. Shelving, vertical radiator, towel rail and convenient storage cupboard. Frosted glazed window

UTILITY ROOM with space and plumbing for a washing machine and separate dryer below a timber work surface, floor mounted boiler.

To the front of the house there are two DOUBLE BEDROOMS currently utilised as a bedroom and a separate family room.





From the reception hall stairs rise to the FIRST FLOOR LANDING, with doors leading off to:

An impressive PRINCIPAL BEDROOM suite extending to over 29ft in length, with fitted wardrobes and a Juliet balcony overlooking the extensive landscaped rear garden. To one side an ensuite bathroom.

GUEST BEDROOM with a dual aspect to the front and side and DRESSING AREA. A door to the front leads to an ENSUITE BATHROOM comprising a walk-in shower, sink, and low level WC, with Velux roof light.

OUTSIDE - The property is approached via a gated driveway, providing ample parking for several vehicles, complimented by neatly clipped hedging and a mainly laid to lawn shaped garden. To the side, a detached garage (57ft 3 x 10ft 5) with power and light.

The rear GARDENS are delightful, extending to in the region of 0.4 of an acre. Directly behind the house a neatly appointed terrace patio which in turn adjoins a mainly laid to lawn garden interspersed with well established trees, mature hedging, raised flower beds and greenhouse. To the rear of the garden there are views over open farmland beyond.

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 1HN  
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 Braeside is positioned on the left hand side identified by the Churchills for sale board.

VIEWING - Strictly by prior appointment through the sole agents, Churchills Tel: 01347 822800 or email: [easingwold@churchillsyork.com](mailto: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.



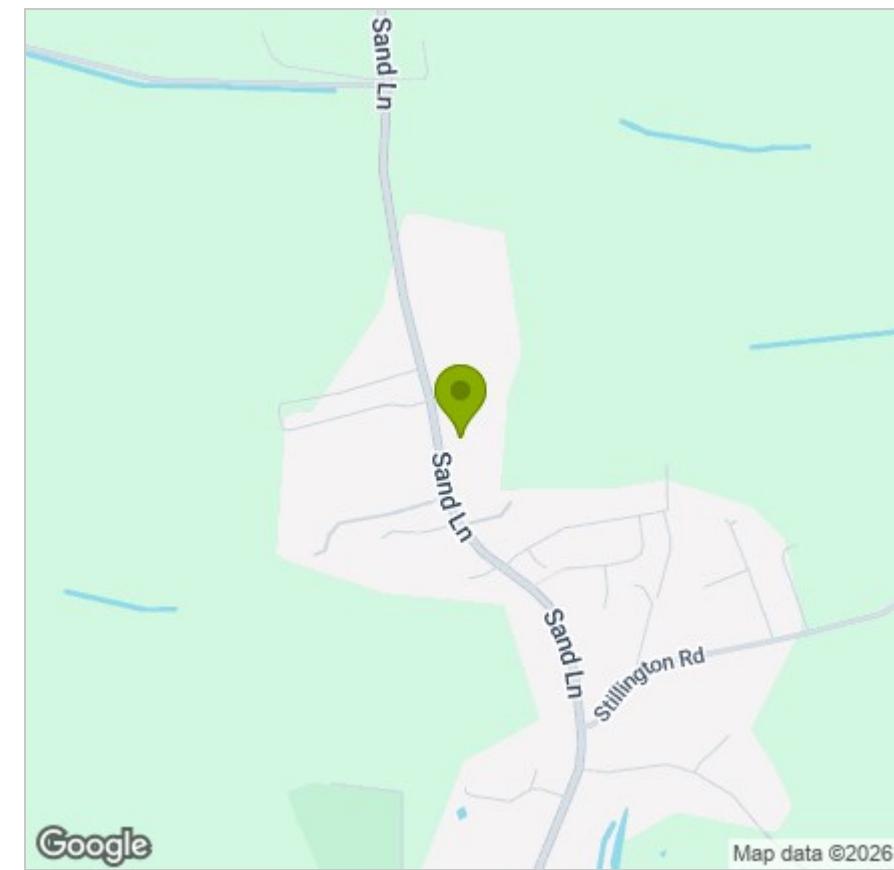
## FLOOR PLAN



FREE VALUATIONS  
NO SALE NO FEE  
COMPETITIVE FEES



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<span style="background-color: green;">A</span>		
(81-91)	<span style="background-color: green;">B</span>		
(69-80)	<span style="background-color: green;">C</span>		
(55-68)	<span style="background-color: yellow;">D</span>		
(39-54)	<span style="background-color: orange;">E</span>		
(21-38)	<span style="background-color: red;">F</span>		
(1-20)	<span style="background-color: red;">G</span>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		61	72
EU Directive 2002/91/EC			

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