



**Tollerton Road**  
Huby, York, YO61 1HT  
£329,950



# Tollerton Road

## Huby, York, YO61 1HT

STYLE - Detached Cottage

HIGHLIGHTS - Undergone Extensive Updating ( See Agents List), Versatile Living, Open Plan Dining Kitchen, Open Fires, Three Bedrooms, Enclosed Garden.

THREE WORDS - Village. Lifestyle. Living!

A truly impressive and characterful three-bedroom detached cottage, lovingly and sympathetically updated by the current owners to create a beautiful home brimming with charm, personality and period features.

Occupying a delightful position within the highly sought-after village of Huby, this wonderful home enjoys all the benefits of village life, with a welcoming community, local amenities and easy access to the surrounding countryside.

The property has undergone extensive improvements and renovations in recent years (please refer to the Agent's Note for a full schedule of works), resulting in a home that perfectly balances character and practicality. The accommodation has been thoughtfully reconfigured to create versatile and sociable living spaces, including a stylish newly fitted kitchen and contemporary ground floor bathroom.

### STEP INSIDE

Step through the front door and instantly feel at home. The welcoming entrance hall is light, airy and beautifully presented, setting the tone for the accommodation beyond.

The cosy sitting room is packed with character, centred around an attractive open fireplace, creating the perfect space to relax and unwind. Beyond lies a versatile garden room, which could equally serve as a guest room, with French doors opening directly onto the garden.

The open-plan dining room is the heart of the home – a wonderfully sociable space with ample room for family dining and entertaining. An ornate fireplace provides a charming focal point, making it the ideal setting for gathering with friends and family at the end of a busy day.

The kitchen has been thoughtfully refitted and offers a comprehensive range of units and modern conveniences, perfectly suited to contemporary living.

Completing the ground floor is a stylish bathroom featuring smart tiled walls, a shaped bath and shower over.

### UPSTAIRS

To the first floor are three generous bedrooms, all nicely presented and full of character.

### OUTSIDE

Outside, the delightful cottage-style garden enjoys a lovely sense of privacy, with mature hedging, established trees and colourful borders. Predominantly laid to lawn, it provides an attractive outdoor space to enjoy throughout the seasons.

The property also benefits from a number of useful outbuildings, including a utility room with plumbing for a washing machine and a further versatile space currently used as a home office/hobby room. Timber double gates lead to the rear making it wonderfully private.





This charming "chocolate box" cottage offers a rare opportunity to acquire a beautifully updated character home in one of the area's most desirable villages. Ready for its next owners to simply move in and enjoy, Wayside is sure to capture the hearts of discerning buyers.

#### AGENTS NOTE

Works Carried Out since 2019 -

Full rewire, replastered throughout, replaced boiler and fitted heating system (previously this ran off a wood burning stove).

Replaced the kitchen and moved it to the other side of the house, knocked through the separate toilet and bathroom, creating one larger bath/shower room

Installed oak engineered flooring throughout downstairs, Installed new windows to rear including patio doors. Renewed tiles on fireplace.

Renewed pointing externally

New upper right and left windows due to be replaced by Square Deals in the next 6 weeks

New front and rear doors

## Floor Plan



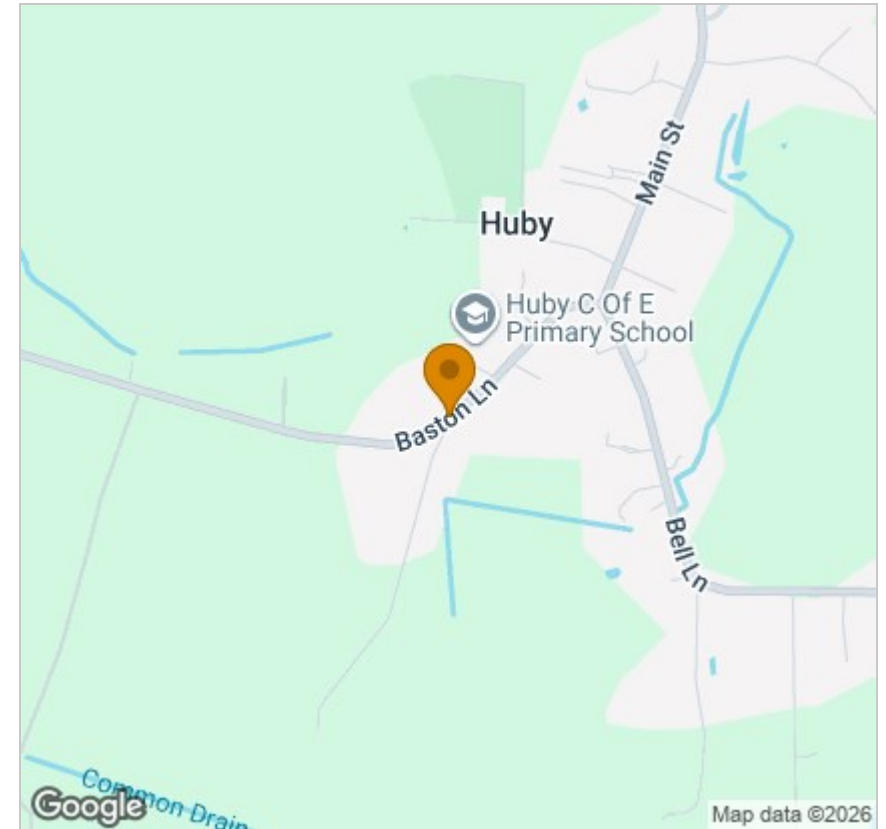
## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

