

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

St. Martyns Easingwold Road Huby

York, YO61 1HJ

Offers Over £650,000

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A MOST APPEALING AND DECEPTIVELY SPACIOUS DETACHED 5 BEDROOMED DORMER BUNGALOW EXTENDING TO 0.28 OF AN ACRE OR THEREABOUTS, THOUGHTFULLY RENOVATED AND EXTENDED TO CREATE A VERSATILE FAMILY HOME BOASTING GENEROUS OPEN PLAN WITH TRADITIONAL ROOMS, ALL DESIGNED WITH MODERN LIVING IN MIND. SET BEHIND A GENEROUS GRAVEL DRIVEWAY AND COMPLEMENTED BY SUPERBLY LANDSCAPED GARDENS ENJOYING A SOUTH-WESTERLY ASPECT, THE PROPERTY ALSO BENEFITS FROM A RANGE OF VERSATILE OUTBUILDINGS CREATING A HIGHLY INDIVIDUAL HOME IN AN ATTRACTIVE SETTING WITHIN THIS SOUGHT AFTER VILLAGE

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

Reception Hall, Sitting Room, Kitchen / Living / Dining Room, Utility Room, Three Ground Floor Double Bedrooms (One Offering Flexible Living Space), Family Bathroom

First Floor Landing, Principal Bedroom with Ensuite, Further Bedroom, Shower Room, Occasional Bedroom/ Study

Outside: Front Garden, Generous Gravel Driveway, Double Garage, Landscaped Rear Garden, Summer House, Garden Studio

From an outbuilt STORM PORCH a brick archway and terracotta tiles frame the approach to a timber part glazed entrance door, opening into a welcoming RECEPTION HALL with timber doors leading off. A turned staircase rises to the first floor and there is a useful under the stairs cupboard together with an inner hallway linking the ground floor rooms.

Double timber glazed doors open into the SITTING ROOM with a bay window overlooking the pretty, generous front gardens, well screened by mature trees and shrubs providing a good degree of privacy. Timber effect flooring, coving to the ceiling and a modern grey radiator complement the focal point of the room a sturdy wood burning stove set on bricksett hearth between eye line glazed windows.

Retracting floor to ceiling doors connect the sitting room to an IMPRESSIVE L SHAPED KITCHEN, LIVING AND DINING ROOM, creating a superb open plan heart of the home ideal for family life and entertaining.

KITCHEN - comprehensively fitted to three sides with deep red gloss units, straight edge work surfaces, an induction hob with broad chimney style extractor above, glazed roof lights and tiled mid range. There is a double oven, double stainless steel sink with twin side drainers, space and plumbing for a dishwasher, and room for an American style fridge freezer. Two useful cupboards provide storage, one housing a pressurised cylinder and space for an additional fridge freezer, the other a generous walk in pantry. A timber glazed and leaded door opens to the side courtyard and garage.

Adjoining the kitchen is a good sized DINING AREA with a composite glazed door flanked by windows opening directly onto the rear patio and gardens beyond, enjoying the south-westerly aspect. Further cupboards sit to one side and a timber door leads through to;

A generous UTILITY ROOM fitted with additional wall and base units, Belfast sink with chrome mixer tap, low voltage lighting and space for both a washing machine and separate dryer. A personal composite door with side windows opens to the garden.

Back to the reception hall doors lead off to;

BEDROOM TWO is situated at the front of the property and features a bay window overlooking the driveway and well maintained gardens beyond. The room benefits from a full wall of impressive fitted cabinetry, including drawers and cupboards, along with built-in wardrobes, offering excellent storage throughout offering versatility as a further sitting room, guest bedroom or home office if required.

BEDROOM THREE also boasts floor to ceiling fitted wardrobes, providing excellent storage.

BEDROOM FOUR is situated to the rear, overlooking the rear courtyard and offers a versatile space equally suited as a bedroom or generous home office/ study.

FAMILY BATHROOM lies to the rear, fitted with a panel bath and mains plumbed shower over, surrounded by modern aqua panels. A fitted unit houses the sink with chrome mixer tap, aqua panel splashback, low suite WC with hidden cistern, and useful drawers and shelving.



















From the reception hall, stairs rise to the FIRST FLOOR LANDING with dual skylights. To one side there is a useful cupboard and further gloss fronted storage before a timber door leads into;

PRINCIPAL BEDROOM a pleasant room featuring twin skylights, eaves storage and an A frame window with plantation shutters framing beautiful garden and paddock views. To one side a;

Neatly appointed ENSUITE SHOWER ROOM includes a mains plumbed shower which also doubles as a steam room, wide worksurface with fitted sink and storage, low suite WC, Velux roof light and vertical radiator.

A further DOUBLE BEDROOM sits opposite, with twin skylights and eaves storage. From the landing is an additional SHOWER ROOM with mains plumbed shower, tiled surround, vanity shelf, roof light, low suite WC and pedestal wash hand basin.

Completing the first floor is an OCCASIONAL BEDROOM or study, with twin skylights and further eaves storage.

OUTSIDE the property is approached via a wide pebbled driveway providing generous off street parking for several vehicles, framed by neatly clipped hedging and mature planting which establishes a strong sense of privacy. Deep, well stocked borders and maturing shrubs soften the frontage, enclosing a shaped lawn and a neat pathway leading to the front entrance.

The driveway continues along the side elevation to a DOUBLE GARAGE (18'2 X 13'9) with roller door, external lighting, power sockets and a water supply, and a personal door. A wrought iron hand gate leads through to the rear garden, revealing a beautifully composed outdoor space designed for year round enjoyment.

A brick set terrace forms the first of several defined seating areas, overlooking a pond with aquatic planting and stone edging. From here, the garden opens into a series of thoughtfully arranged zones: a slightly elevated paved terrace with timber seating, raised beds with seasonal colour, and gravelled borders lined with planters.

To one side stands an attractive timber clad summer house with composite windows and double French doors. Adjoining is a tool shed and further external power points.

The main garden is laid to a broad sweep of lawn, bordered by mature shrubs, deep herbaceous beds and raised planters that deliver colour throughout the seasons. A shaped pathway winds through the space towards the far end of the garden where a detached garden studio/greenhouse with power and water provides further useful space. Beyond this lies a well stocked orchard 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 will 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 along Long Street, and turn left onto Stillington Road. Take the first turning right signposted Huby, proceed through the village of Huby, where upon St Martyns is on the right hand side just prior to the red post box identified by the Churchills for sale board.

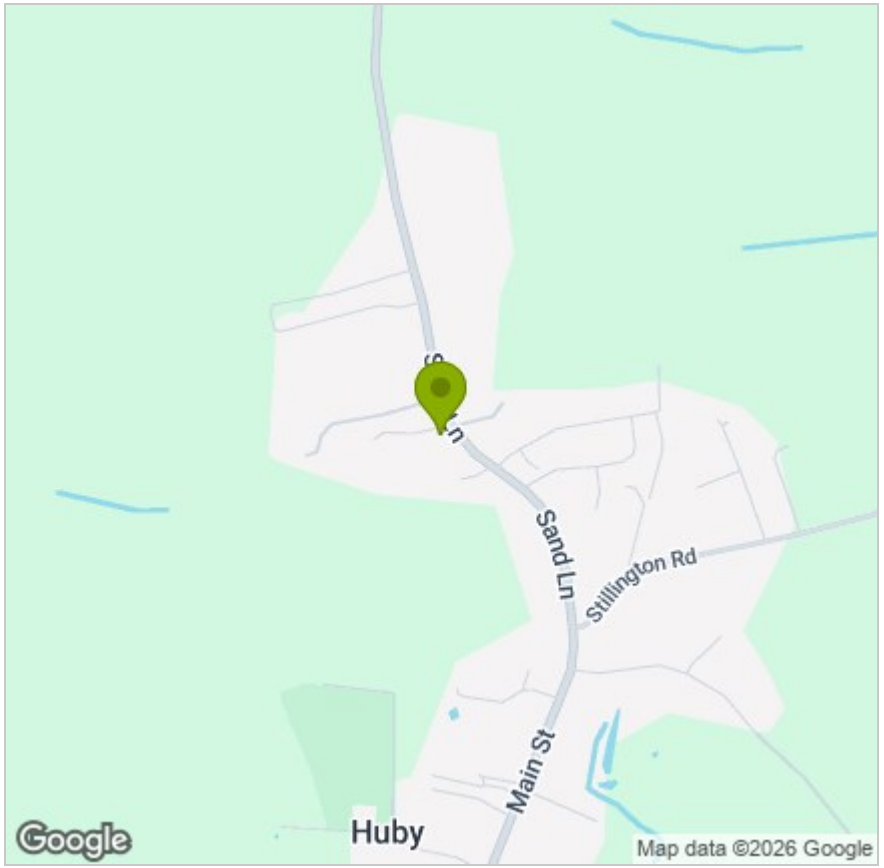
VIEWING - Strictly by prior appointment with the selling agents, Churchills of Easingwold Tel: 01347 822800 Email: easingwold@churchillsyork.com

Agents 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.

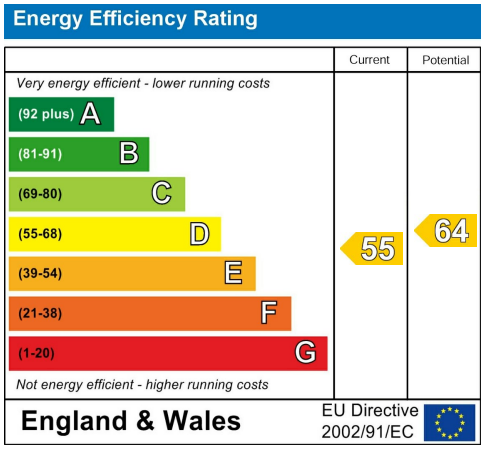
FLOOR PLAN



LOCATION



EPC



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