Main Street, York YO61 1HS

£350,000

Stephensons
estate agents & chartered surveyors







A fabulous 4 bedroom semi-detached property located on Huby's pretty Main Street and within walking distance of all the village's amenities. Built in 2010, the property provides a cottage style interior with around 1,188 sq ft of accommodation that includes extended ground floor living space, complemented by low maintenance gardens, off road parking and a single garage.

Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: C - 72
Council Tax: D - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.







A spacious reception hall with cloakroom/wc leads off into a sitting room with inglenook style fireplace with LPG fired stove and a walk-in bay window with Main Street views. The impressive L-shaped dining kitchen and living room features a range of base and wall storage cupboards, complemented by integrated appliances (hob, eye-level double oven and grill, fridge and washing machine) and double doors off the living area out into the rear garden.

The first floor landing leads off into a generous L-shaped principal bedroom with built-in wardrobes, 3 further bedrooms and a house bathroom with both a bath and a separate walk -in shower.

Other internal features of note include double glazing and an oil fired central heating system.

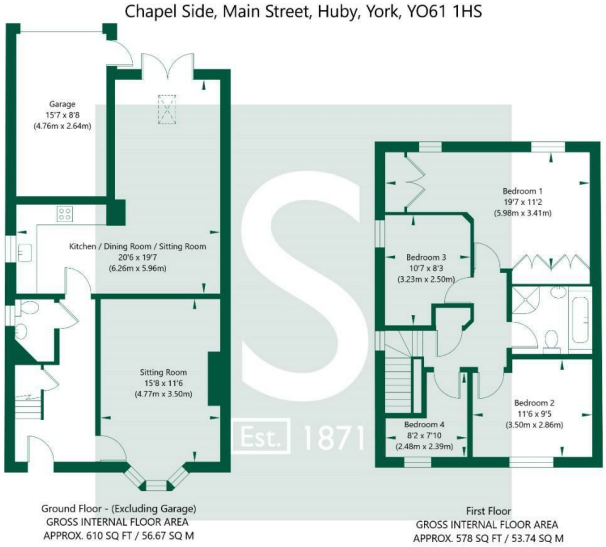
The front garden is mainly laid to lawn with flowerbed borders and a driveway at the rear (off Chapel Court) provides parking and access into an integral single garage. There is also a small paved seating area at the rear off the dining kitchen and living room.

AGENTS NOTE
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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Chapel Side, Main Street, Huby, York, YO61 1HS



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 610 SQ FT / 56.67 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 578 SQ FT / 53.74 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1188 SQ FT / 110.41 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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