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**Situated in the highly sought after village of Huby, this well presented three bedroom semi-detached bungalow offers spacious and versatile accommodation throughout, ideal for a range of buyers including downsizers, couples and families alike. The property features a bespoke fitted kitchen with breakfast bar, a spacious dining lounge with contemporary fireplace, three well proportioned bedrooms and a modern shower room. There is also a partially boarded loft space accessed via a drop down ladder, offering useful storage and further potential subject to the necessary consents. Externally, the property benefits from ample off street parking, a detached garage with power and lighting, low maintenance gardens to both the front and rear and a pleasant enclosed outdoor space perfect for relaxing or gardening. Viewings are highly recommended to appreciate the location and all that this property has to offer. EPC Rating: D, Council Tax Band: D**

- Popular Village Location
- Three Bedroom Semi-Detached Bungalow
- Dining Lounge
- Low Maintenance Gardens
- Ample Off Street Parking
- Detached Garage
- EPC Rating D
- Council Tax Band D

## Huby

The village of Huby offers a variety of local amenities, including a village shop with a post office, a fish and chip shop, a Chinese takeaway, a pub, a primary school, a Methodist church, and a sports ground. Conveniently located just a short drive from the popular market town of Easingwold, Huby also provides easy access to the A19 and benefits from regular bus services with excellent access to York, which offers mainline rail connections to London Kings Cross.

## Property Description

The accommodation briefly comprises a side entrance leading into a bespoke fitted kitchen featuring a range of wall and base units with complementary worktops, a stainless steel sink with mixer tap, a useful breakfast bar and space and plumbing for appliances. A central inner hallway provides access throughout the home, including a spacious dining lounge centred around a contemporary fireplace with electric fire, creating a welcoming living and entertaining space. There are three well proportioned bedrooms, including a generous principal bedroom with built in wardrobes, alongside a modern fitted shower room. Accessed from the inner hallway is the loft space, benefiting from a drop down ladder and partial boarding, offering useful additional storage and further potential subject to the necessary consents.

Externally, double gates open onto a paved driveway providing ample off street parking and leading to a detached garage with electric roller door, power and lighting, ideal for storage, a workshop or hobby space. To the front of the property is an attractive low maintenance gravelled garden with mature shrub borders, whilst the enclosed rear garden has been designed for ease of maintenance and provides a pleasant outdoor space for relaxing or gardening.

## Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## Disclaimer.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

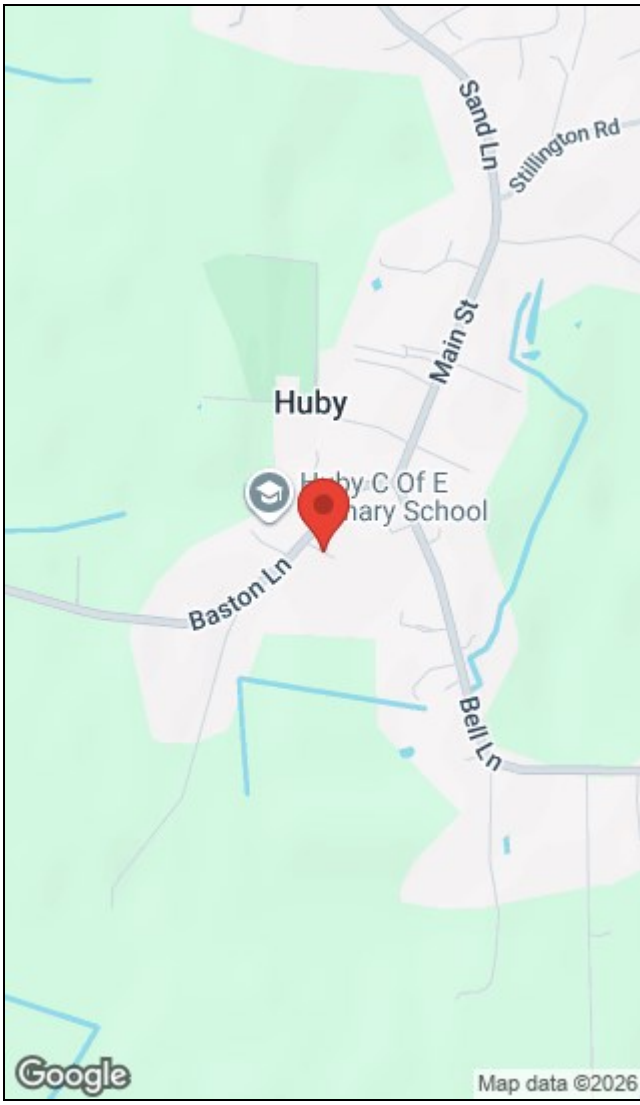
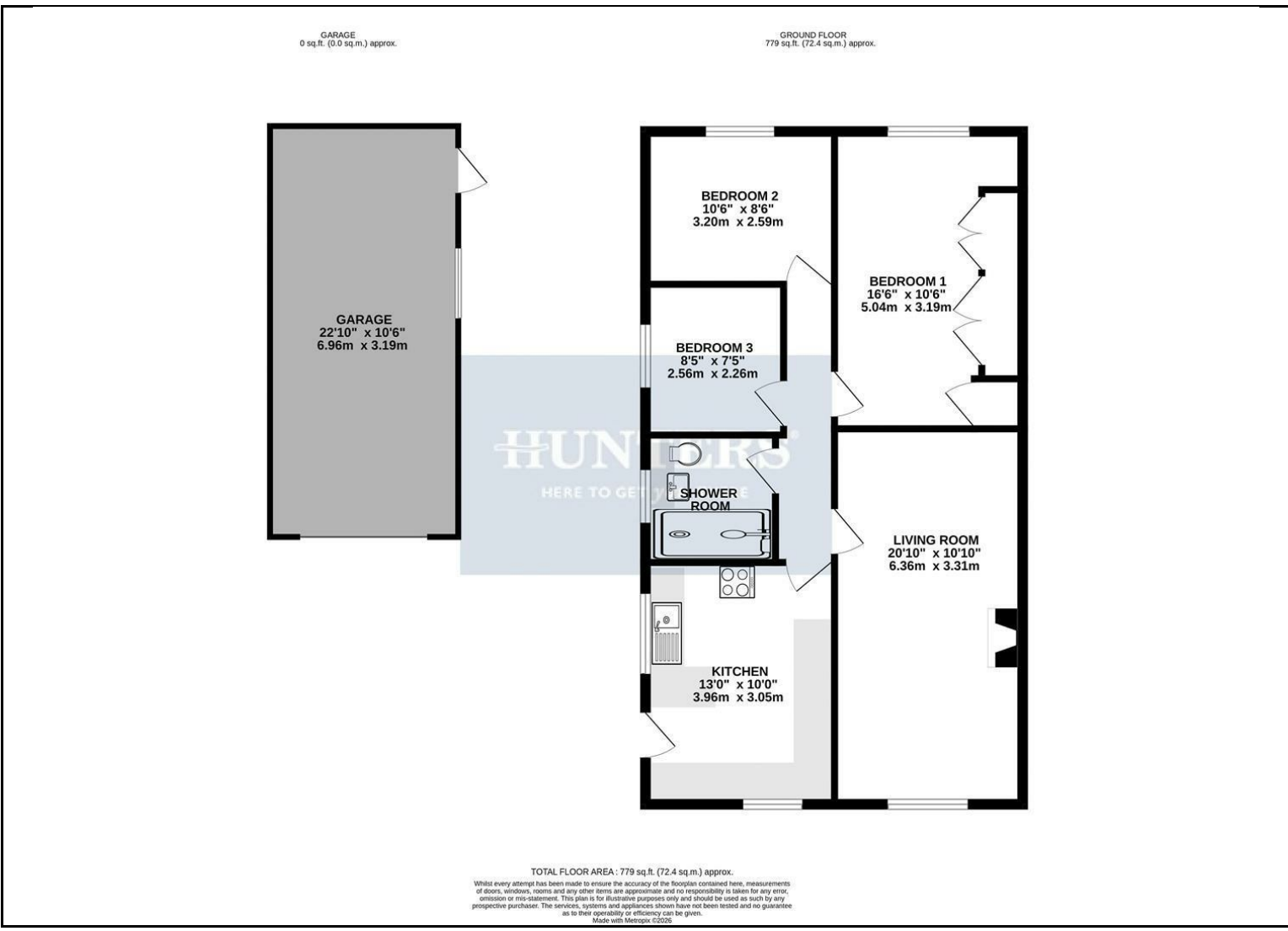












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>83</b>
	<b>60</b>	
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

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