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*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £175,000* BIDDING CLOSES 25 JUNE 3.30PM * FEES APPLY *This two bedroom semi detached property situated in popular village of Huby is in need of some updating but offers huge potential. Sure to appeal it briefly comprises: entrance lobby, lounge/diner, kitchen, two bedrooms and a bathroom. Outside there is an enclosed garden to the rear and a driveway for off street parking. It also benefits from gas fired central heating and extensive double glazing. NO ONWARD CHAIN. EPC rating D and Council Tax Band C. Apply Easingwold Office on 01347 823535.

- TWO BEDROOMS
- MODERNISATION REQUIRED
- COUNCIL TAX BAND C

- FOR SALE VIA TRADITIONAL AUCTION
- NO ONWARD CHAIN

- SEMI DETACHED
- EPC RATING D

ENTRANCE LOBBY

Accessed via a timber front door, window to front access, radiator, door to lounge

LOUNGE

Window to front aspect, radiator, stairs to first floor

KITCHEN

In need of updating but fitted with base and wall mounted units with matching preparation surfaces, inset sink unit, gas cooker point, breakfast bar, window to rear aspect, door to rear aspect, wall mounted central heating boiler, ceiling spotlights, radiator

FIRST FLOOR LANDING

BEDROOM ONE

Window to front aspect, radiator

BEDROOM TWO

Airing cupboard, radiator, window to rear aspect

BATHROOM

Panelled bath with mains shower over, low flush wc, pedestal wash basin, opaque window, radiator

OUTSIDE

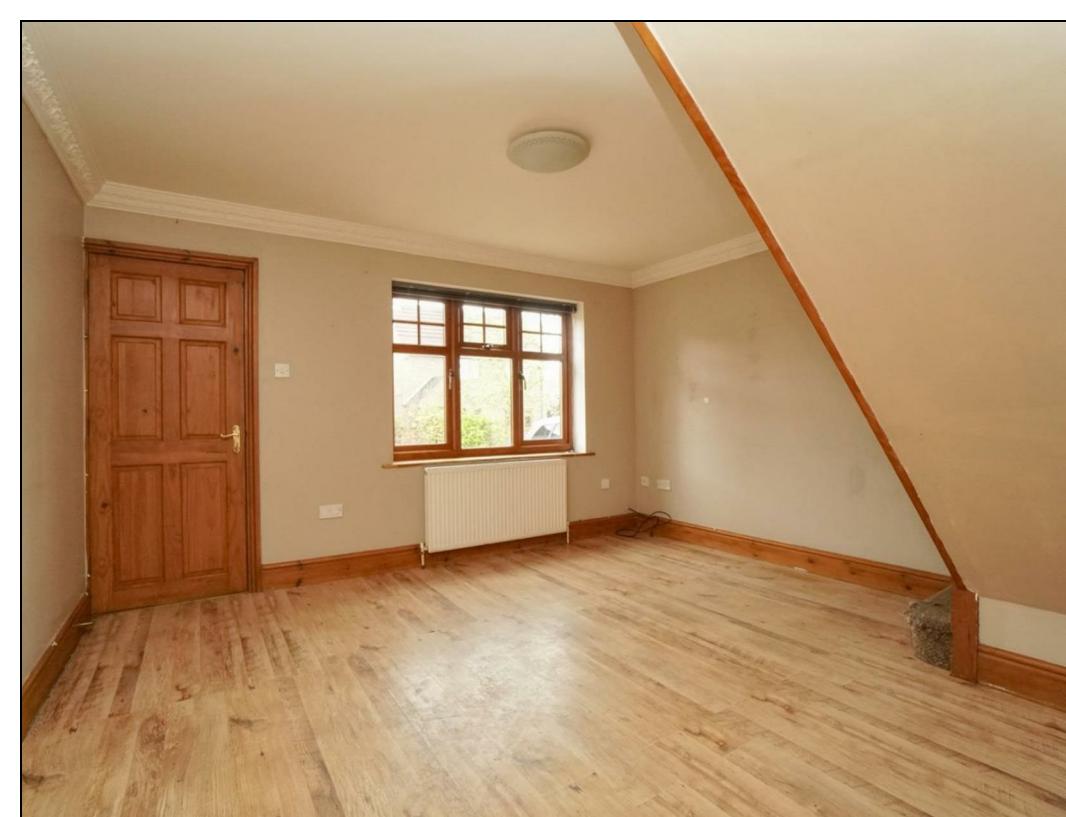
On the front of the property is a gravelled area. Pedestrian access down the side of the property leads to the enclosed rear garden.

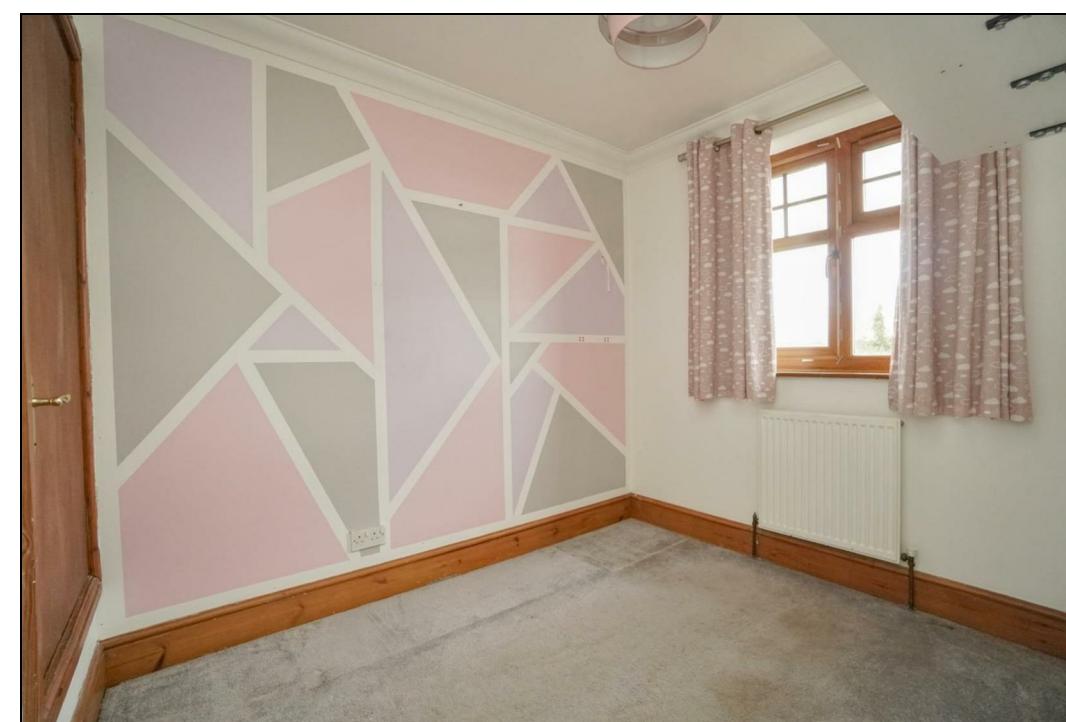
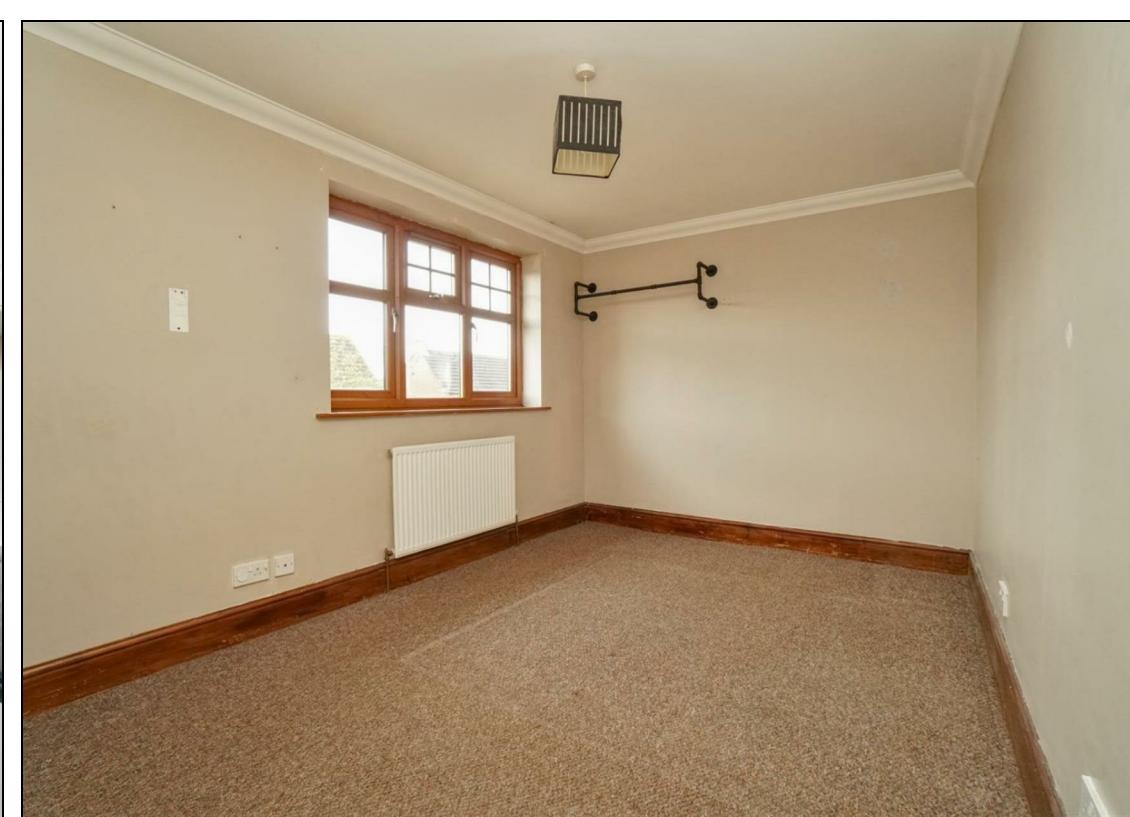
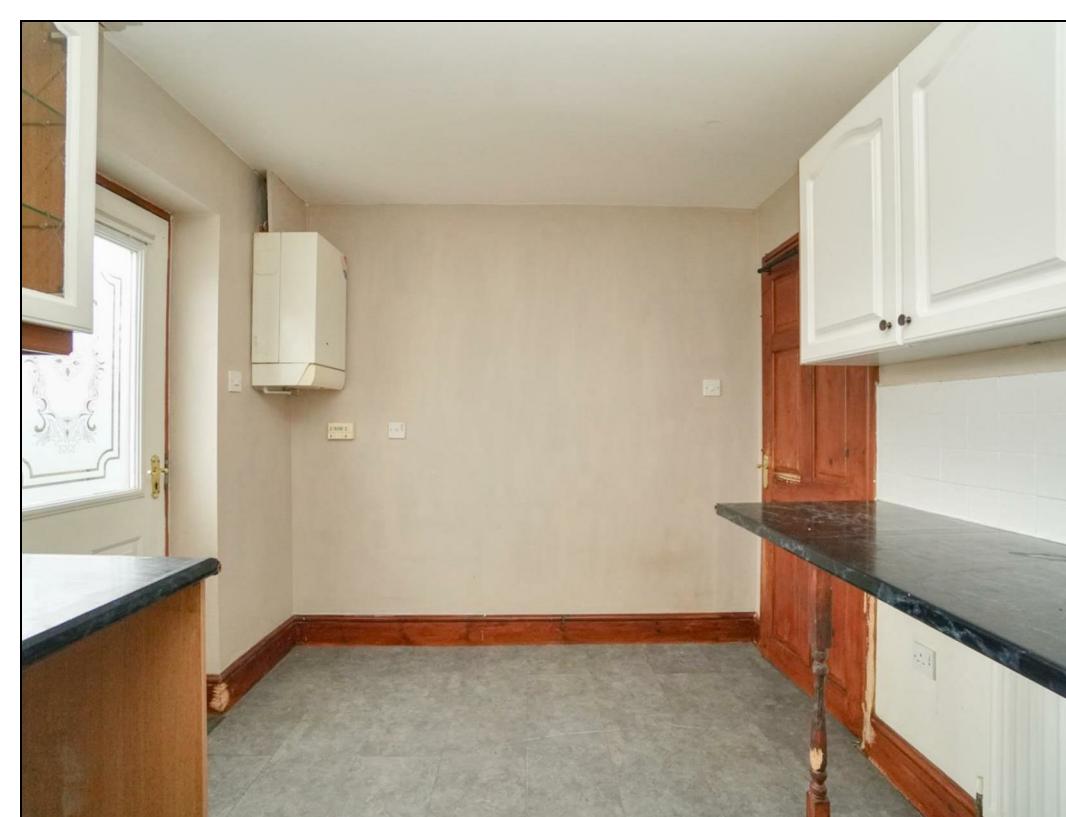
PARKING

There is a driveway with room for off street parking for two vehicles.

DISCLAIMER

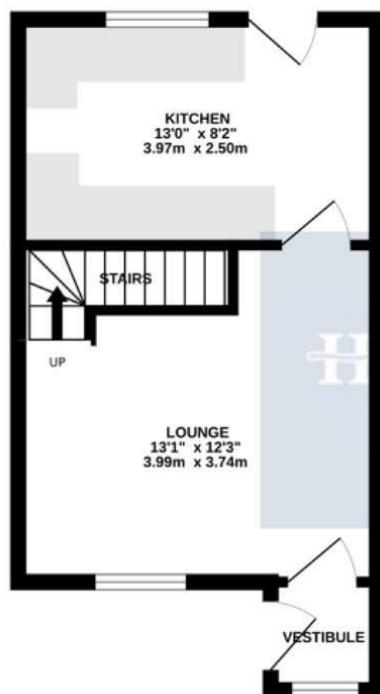
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



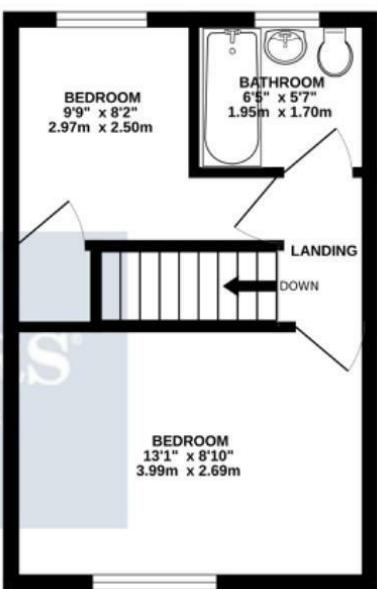




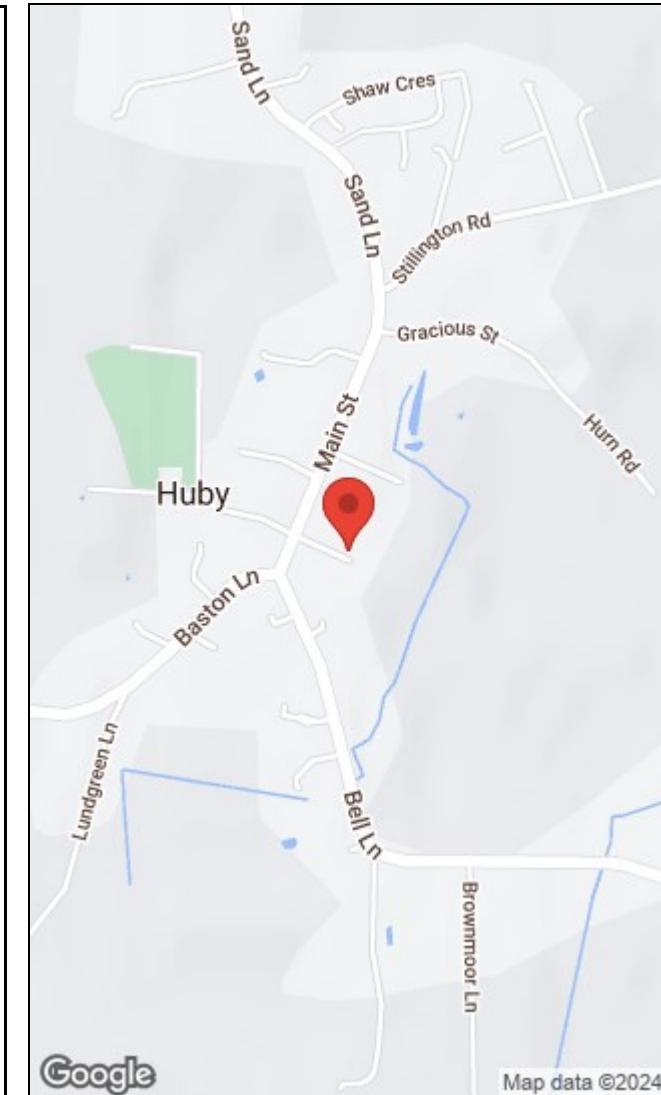
GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.
Made with Metrux 6/2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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