



HUNTERS[®]
HERE TO GET *you* THERE

30 Maple Lane, Huby, York YO61 1JG

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Guide Price £265,000

Built in 2020 by the highly regarded local developer Northmead Developments Ltd this property in the popular village of Huby is sure to appeal. Full of character and style the semi detached property enjoys open views to the rear and briefly comprises: lounge, dining kitchen, wc and to the first floor are two bedrooms and a bathroom. There are gardens front and rear and parking for two vehicles. The property also benefits from air source heating and extensive double glazing. EPC rating C and Council Tax Band C. Apply Easingwold Office on 01347 823535.

LOUNGE

Window to front aspect, tiled floor, cloaks cupboard, radiator, stairs to first floor, understairs storage cupboard,

DINING KITCHEN

Fitted with a range of base and wall mounted units with matching granite worktops, inset single drainer ceramic sink unit, integrated NEFF appliances to include electric oven, induction hob, extractor, fridge freezer and dishwasher, tiled floor, radiator, window to rear aspect, fully glazed double doors to rear garden

WC

Low flush wc, vanity unit with inset sink unit, radiator, extractor fan, plumbing for washing machine, tiled floor

FIRST FLOOR LANDING

Loft access point with drop down ladder, airing cupboard, radiator

BEDROOM ONE

Window to front aspect, walk in cupboard/wardrobe, radiator

BEDROOM TWO

Window to rear aspect, fitted wardrobes, radiator

BATHROOM

Panelled bath with main shower over, fitted screen, wall mounted sink unit, low flush wc, ladder style radiator, recessed ceiling lights, tiled floor, opaque window

OUTSIDE

To the front of the property is a lawned area. Pedestrian access down the side of the property leads to the rear garden which enjoys views over open farmland. It is laid mainly to lawn with two paved patio areas and a pergola.

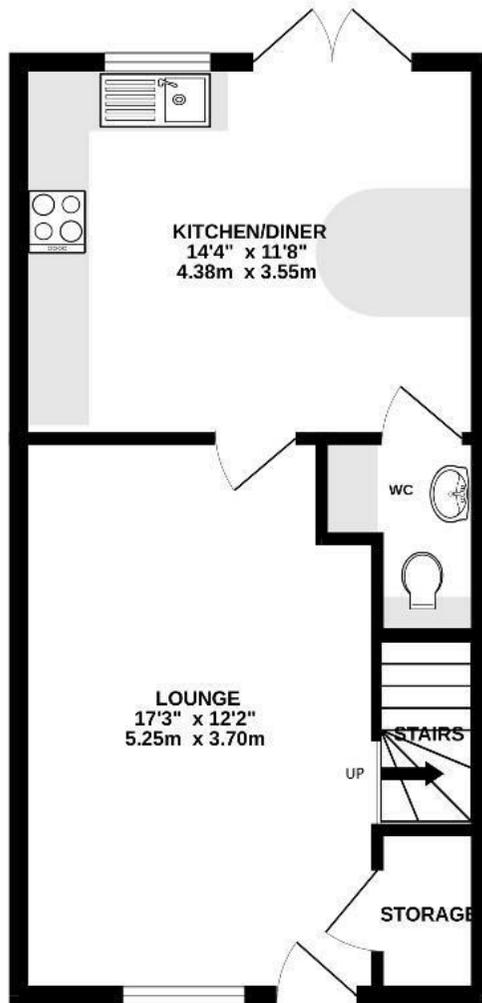
PARKING

There is a block paved parking area to the front of the property with room for two vehicles.

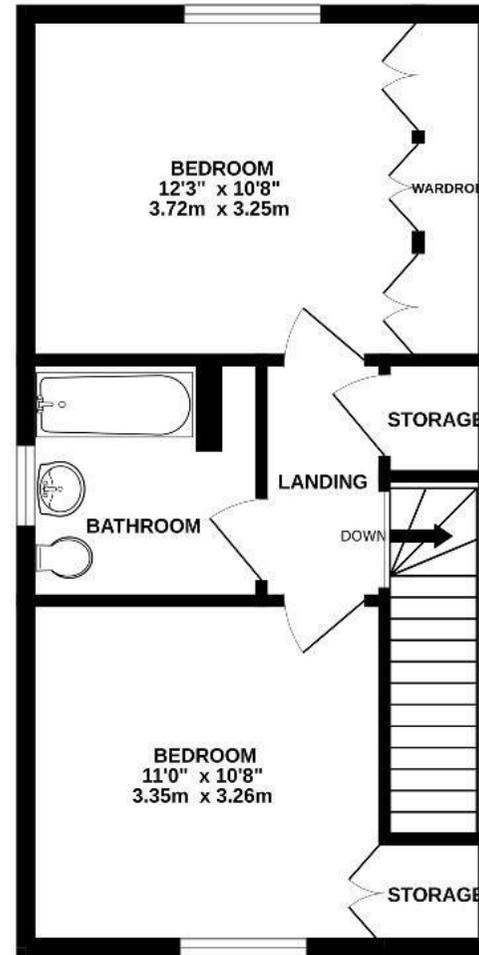
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these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

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GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.

Made with Metropix 5/2023







Dark grey kitchen cabinets with copper handles. On the left, there are two built-in ovens with copper handles. The countertop is white, and the floor is covered in large, light-colored tiles.

Dark grey upper kitchen cabinets with copper handles, mounted above the countertop.

Dark grey lower kitchen cabinets with copper handles, including a sink area with a white countertop and a window above it.

A curved bar counter with a white top and light grey base. It features a white bar stool with a copper frame. On the counter, there is a fruit basket and a small potted plant.

A window with a view of the outdoors, featuring a white frame and a brass faucet. The countertop is white, and the floor is covered in large, light-colored tiles.

A small shelf unit with a globe, a vase, and other decorative items. The shelf is mounted on the wall above the countertop.

A glass door leading outside, with a white frame and a view of a garden area. The door is set in a white wall.

A small shelf unit with various items, including a book and a vase. The shelf is mounted on the wall above the bar counter.

A large, circular, copper-colored wall clock with a white face and black numerals, mounted on the wall.

A pendant light with a woven, copper-colored shade and a white base, hanging from the ceiling.

Several recessed ceiling lights providing illumination in the kitchen area.





