

**Candile, Huby, York, YO61 1HX**



• No Onward Chain • Detached bungalow with just over 2.5 acres • Please read the Agents Note in the description • Open plan kitchen/diner • Living room with a fireplace • Three bedrooms • Family bathroom • Single garage and drive • Huge amount of potential • EPC =F

## Guide Price £450,000

Candile is a deceptively spacious, three bedroom detached bungalow, with just over two and a half acres of garden and paddock. The property does require updating throughout but provides anyone that is looking for a project with the perfect opportunity to create a fantastic family home. Properties of this nature do not come to the market that often, so a viewing is highly recommended to fully appreciate everything that it has to offer. Candile is offered to the market with No Onward Chain.

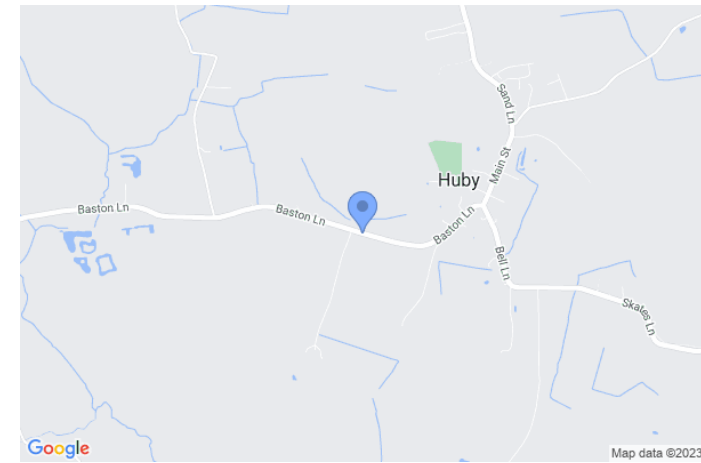
On entering through the front door you find yourself in a spacious hallway with four full height fitted storage cupboards to the right hand side. There is a corridor on the left which provides access to three good sized bedrooms and a family bathroom comprising bath, low level w/c, hand basin, heated towel rail and fitted drawers.

To the other side of the property there is the living room which has a fireplace at its centre with a stone hearth and surround. A window at the front allows natural light to enter. The kitchen/diner can be found at the rear which is both spacious and light. There is space at one end for a large dining table with chairs, whilst the other side has been fitted with storage units and a worktop that incorporates a stainless steel sink with drainer. A door off the kitchen provides access to a store room and the rear garden.

Externally there is lawn that surrounds the entire property with the addition of paved seating area. The garden extends back to an area that is occupied by mature trees and shrubs. A timber bridge provides access across a drain to the fully enclosed paddock. There is a track to the side of property, hidden behind a tall and mature hedge which provides access to the paddock. This track is included within the sale. The whole site is enclosed by a mixture of walls, hedges and timber fencing. To the front of the property you will find a driveway and a single garage.

### AGENTS NOTE:

The property is likely to require a complete rewire, new central heating as its current solid fuel system is dated and a new waste treatment plant as its current septic is believed to be non-compliant. The current vendors have had an asbestos survey carried out which has identified that the material is present in the kitchen floor tiles, the garage's insulation boards and the roofs of the external sheds. The property is currently going through its first registration which should be expedited once a sale is agreed.







**A SPACIOUS BUNGALOW WITH OVER 2.5 ACRES**





**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		95
(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>	36	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<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 environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority Hambleton District Council

Services Mains water & electric. Septic tank & solid fuel heating



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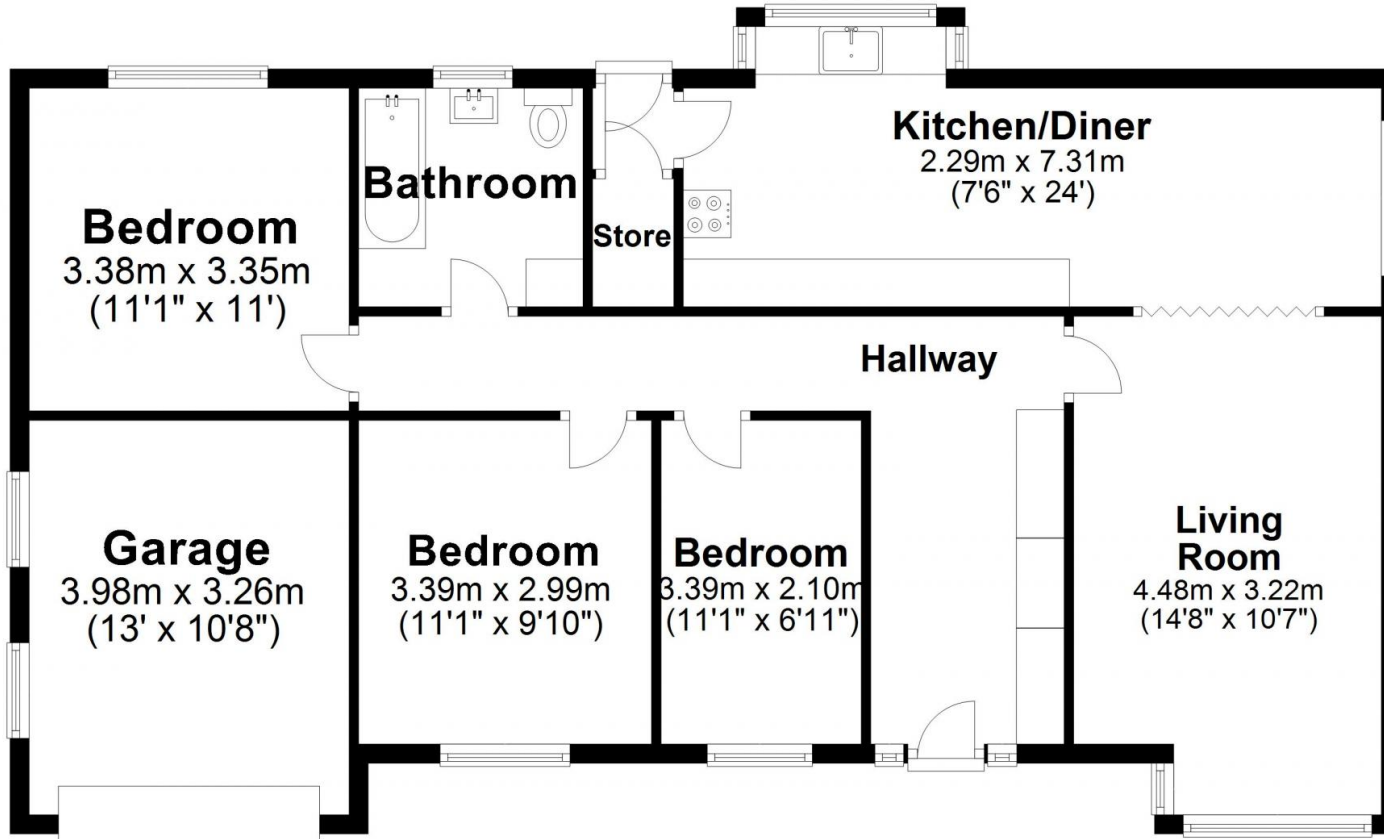


Offices in **York, Pocklington and Market Weighton**

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## Ground Floor

Approx. 102.7 sq. metres (1104.9 sq. feet)



Total area: approx. 102.7 sq. metres (1104.9 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.

Plan produced using PlanUp.

## Candile

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