



Stocks Hill, Huggate, York, YO42 1YQ

- A beautifully presented family home in a highly desirable location
- Living room with dual aspect windows and a gas fire
- Formal dining room with connecting doors to the living room and garden room
- Kitchen with a range of appliances and numerous storage units
- Three double bedrooms and a single
- Family bathroom and en-suite wet room
- Large rear and side garden. Patio seating area and a summer house
- Double garage with electric roller door
- Further off street parking on the drive
- EPC = F

Guide Price £450,000

Are you looking for a change of lifestyle, like the idea of living somewhere that it surrounded by open fields and rolling dales, then look no further as this attractive family home could be the perfect purchase for you. The property is situated on a substantial elevated plot at the heart of this sought after village. If you desire a property that benefits from an abundance of natural light then you will not be disappointed by the clever use of glass that allows it to enter into every room. It is not very often that properties within this location come to the market so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you will notice the kitchen directly ahead of you, the living room to your left and the bedrooms to your right. The living room is a warm and spacious room with a Sandstone Minster fireplace with living gas fire and dual aspect bay windows. A single door opens into the formal dining room which has space for a good sized table and chairs. This room could be utilised as a snug if formal dining is not required. Beyond is the garden room which has been fully tiled and benefits from heating. There is a set of French doors that open to the patio seating area. The kitchen has been fitted with two worktops one of which is an L shape that incorporates a stainless steel sink with drainer and a four ring Neff Halogen hob. There are numerous storage cupboards, an Indesit double oven and a fridge/freezer.

Moving through to the other side of the property you will find three double bedrooms, a single, two of which have built in wardrobes. The single bedroom could be utilised a home office if required. The master bedroom benefits from an en-suite comprising of a shower, hand basin with storage below, heated towel rail and low level w/c. A family bathroom comprising of a bath with shower over, pedestal hand basin and low level w/c completes the internal accommodation.

If you are green fingered or just require space for children to play outside then you will not be disappointed by the size of the garden on offer. The garden to the front and side is mainly laid to lawn with a slate border. A mature hedge encloses the garden providing privacy from nearby properties. There is patio seating area at the rear with a path that leads down to the second section of lawn. At the end of this piece of garden you will find a summer house with a circular patio adjacent. There is a double garage with an electric door to the front of the property and a driveway with off street parking for multiple cars.





A STUNNING FAMILY HOME OCCUPYING AN ELEVATED POSITION IN A HIGHLY REGARDED VILLAGE



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		58
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A	0	0
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. LPG central heating.



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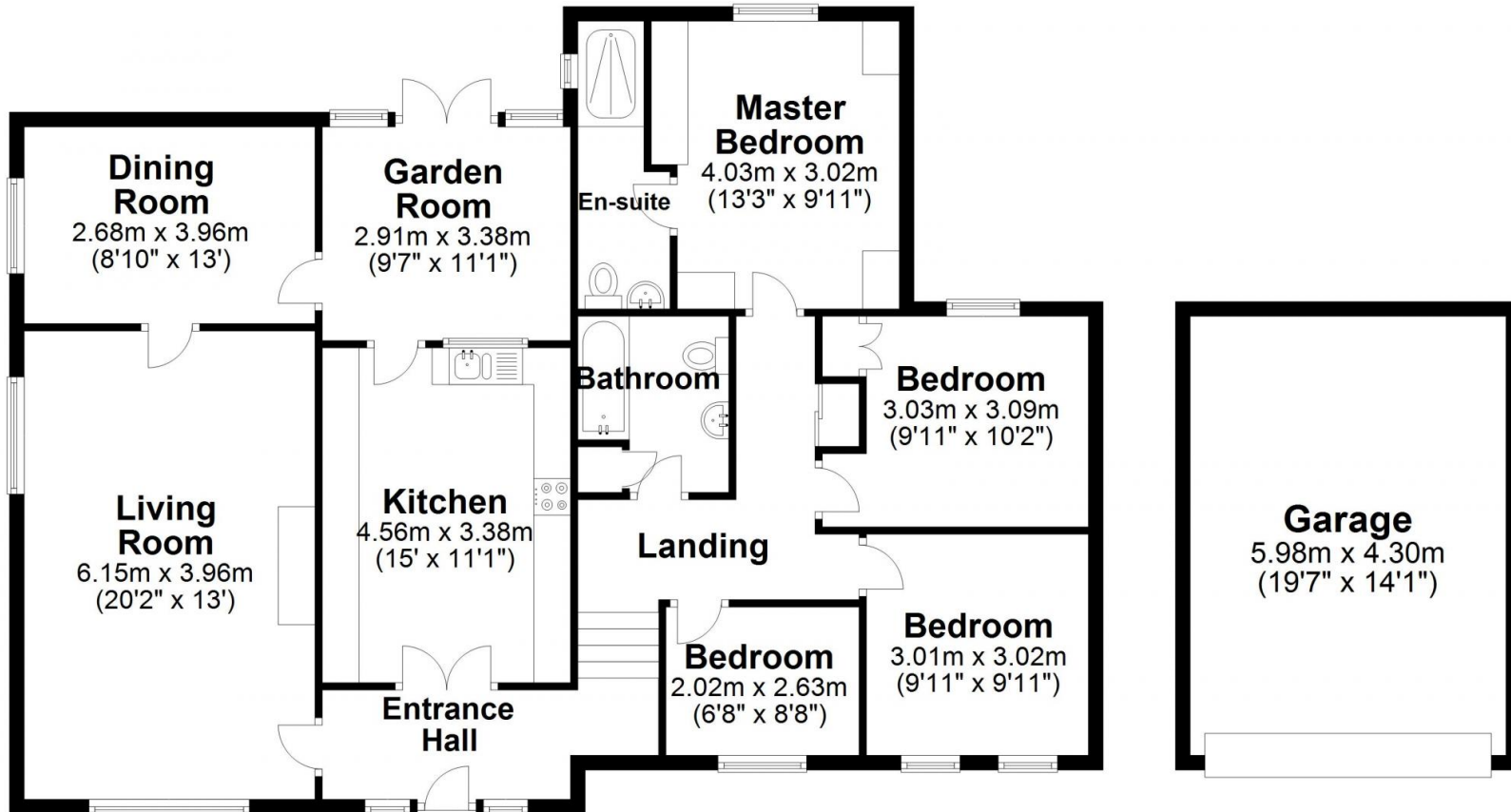


Offices in York, Pocklington and Market Weighton

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Ground Floor

Approx. 153.1 sq. metres (1647.8 sq. feet)



Total area: approx. 153.1 sq. metres (1647.8 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.

Disclaimer

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