

EMSLEY MAJOR
ESTATE AGENTS

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STABLE
HOUSE

Stable House, Gracious Street, Huby
York, North Yorkshire YO61 1HR

£795,000

Reasons to Buy

- ✓ Superb Individual Family Home Set Over Three Floors
- ✓ Beautifully Decorated Throughout, Stylish Wall Coverings and Smart Flooring
- ✓ High Quality Kitchen, Bathrooms, Contemporary Oak Finished Interior Doors
- ✓ Fantastic Open Plan Living Kitchen with Bifolds and Vaulted Lantern Roof and an Elegant Sitting Room
- ✓ Utility, Oodles of Storage and Cloakroom
- ✓ Five Double Bedrooms, Two Ensuites, Contemporary Bathroom and Home Office
- ✓ 130 FT Enclosed Garden, Sun Terrace
- ✓ Single Garage with Electric Door
- ✓ Off Street Parking for Numerous Cars
- ✓ Desirable Village Setting

Overview

Stable House is situated on an enviable sized plot and enjoys a lovely position on Gracious Street. It is a stunning blend of contemporary and elegant style.

This beautiful home was individually built four years ago, it is simply magnificent! Set over three floors it provides generous living for modern family life. The décor is exceptional with tasteful wall coverings, smart flooring and high spec fixtures and fittings.

The attention to detail and finishing touches are second to none, any lucky buyer can move their furniture in and call it home!

Step Inside

Open your front door into a light, bright welcoming hallway, you can immediately feel a sense of space and style. Head to the right and you will find the sitting room. This is a luxurious space with a feature wall adorned in a rich dark navy with neutral flooring.

The window overlooking the front and side allows natural light to flood through. With space for two plush sofas that centre around the chimney breast housing an electric wood burning stove, we can imagine cosy nights at home watching the latest BBC drama!



The Showstopper!

The open plan kitchen living room is by far the beating heart of this home, a place where the whole family can be together each doing their own thing.

The first thing you notice is the garden and expanse of outdoor space, the connection between inside and outside is a wonderful design. The kitchen is impressive with off white floor and wall mounted cupboards and drawers that perfectly compliment the granite worktops. Fitted with NEFF integral mod cons a busy cook requires including, multi-function oven, induction hob, angled glass chimney hood, compact microwave with oven, large warming drawer, fridge/freezer and dishwasher!

The central island combines a curved bench which suits a contemporary round dining table.



The living space is perfectly placed in front of the bifolds with lovely garden views. The newly installed wall fire is a super addition with wall mounted flat screen TV above. This is a super sociable room for having parties and entertaining or chilling out with a glass of Pinot and a box set.

Off the kitchen is a generous sized utility, there is plumbing for a washing machine and space for a tumble dryer and fitted cupboards for storing household bits and bobs. There is a door to the side making it handy to dump muddy wellies after a brisk walk!

Upstairs

The turned staircase leads to the first floor. The Master bedroom suite is decadent with soft grey fitted wardrobes with matching bedside cabinets. The Juliet balcony looks over the garden and allows lots of natural light to flood



in. The ensuite is smart with a contemporary vibe. There is a second double with ensuite and built-in wardrobes, and two further double bedrooms both with built in wardrobes. The family bathroom has soft brown tonal tiles with panelled bath and shower over, ideal for the morning rush or a leisurely soak!

Second Floor

Take the second turned staircase leads to the second floor where you will find two further rooms currently used as a home office and a snug. This floor would make a super teenage pad; a double bedroom with their very own snug! The velux windows allow lots of natural light to flood through and there is oodles of storage in the eaves.



Outside

The owners have purchased an additional piece of land which makes this amazing garden 130 feet long. It is a haven for keen gardeners and vast space for little ones to run around! The Indian stone terrace is perfect for alfresco dining, summer BBQs with family and friends or simply relaxing with a glass of fizz watching the sun go down! To the front is a private driveway with parking for numerous cars. The single garage has an electric roller door.

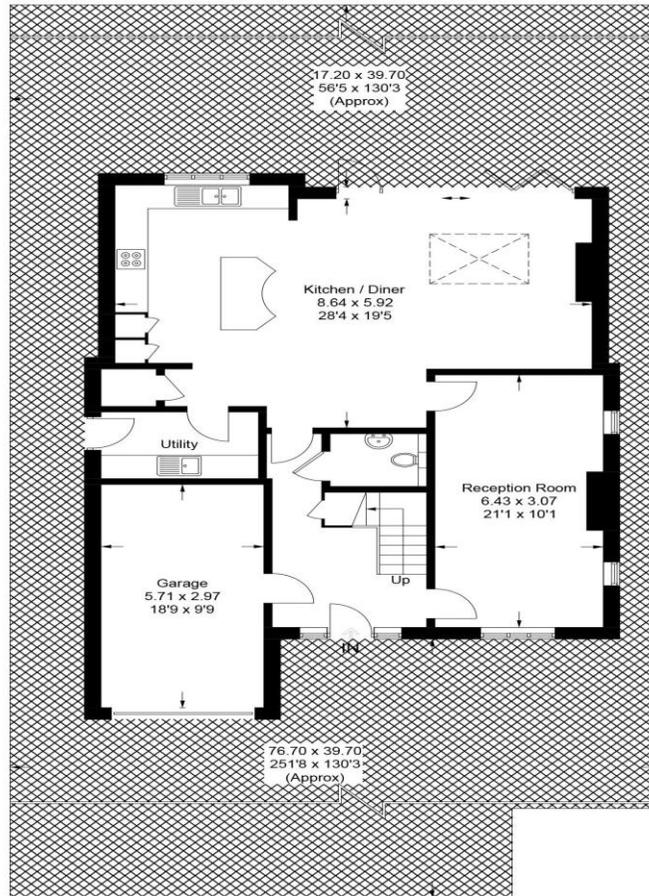
Services

Central Heating: Air Source Pump, Underfloor Heating to Ground Floor. Digital TV (CAT 5 Cabling) in Sitting Room, Open Plan Family Room, Bedroom 1 & 2 and Home Office. Traditional Timber Double Glazed Windows. Mains Drainage.

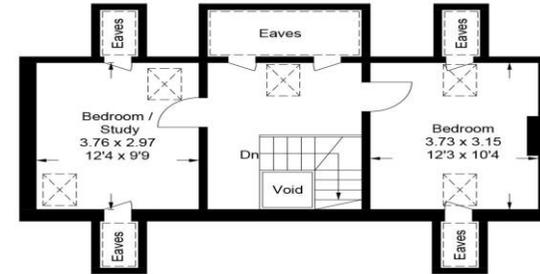


Gracious Street, YO61

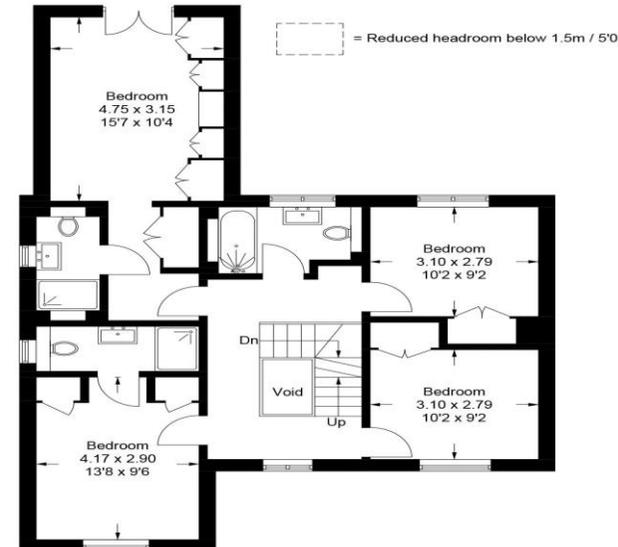
Approximate Gross Internal Area = 225.5 sq m / 2427 sq ft
(Including Eaves & Excluding Void)



Ground Floor



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID805096)

Emsley Mavor Estate Agents

Tel: 01347 823579

1 Tollbooth Building Market Place Easingwold York North Yorkshire YO61 3AB
info@emsleymavor.co.uk
www.emsleymavor.co.uk