



Morston. Gracious Street, Huby, York YO61 1HR

Stephensons

Estate Agents Chartered Surveyors Auctioneers

Morston, Gracious Street, Huby, York YO61 1HR

An impressive 5 bedroomed detached village property in grounds of around .25 acre

Reception Hall & Cloakroom/wc
22'6" Long Sitting Room
Separate Dining Room/Snug plus Study
Dining Kitchen & Utility Room

Master Bedroom with En-Suite Shower Room
Guest Bedroom with En-Suite Bathroom
3 Further Double Bedrooms & Bathroom
Gated Drive, Double Garage & Rural Views

Guide Price : £475,000

A19 2.5 miles York-Clifton Moor 7.0 miles
Easingwold 4.0 miles Thirsk 14.5 miles



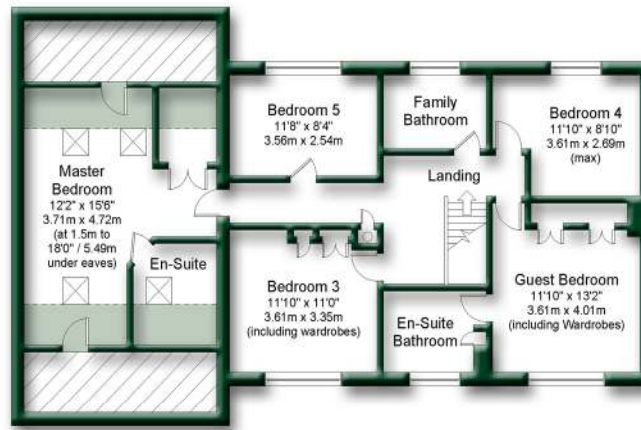
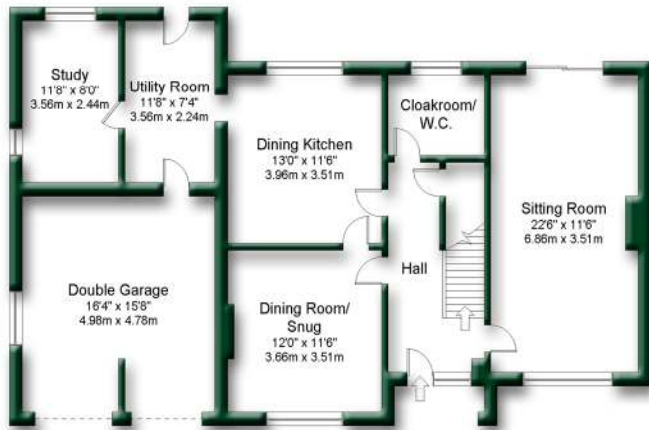
An impressive 5 bedroomed detached property in grounds of around .25 acre with rural views to both front and rear providing over 1,800 sq ft of living space and enjoying an enviable non-estate position on the fringes of this highly regarded village located 7 miles North of York.

A reception hall with cloakroom/wc leads off into 22'6" long sitting room, separate dining room/snug and a tastefully appointed dining kitchen featuring a generous range of base and wall storage cupboards complemented by integrated appliances to include fridge, dishwasher and a Fisher and Paykel eye-level tower double oven and grill plus a touch control hob. A useful utility room with garden and garage access leads off into the study.

The 22'10" long landing leads off into master bedroom with high vaulted ceiling and en-suite shower room, guest bedroom with en-suite bathroom, 3 further double bedrooms and a bathroom. All 5 bedrooms enjoy delightful rural views and 3 include fitted wardrobes. Other internal features of note include oil fired radiator central heating and double glazing.

Externally the property stands centrally within established lawned grounds of around .25 acre and a gated driveway provides generous parking and access to an integral double garage (16'4" x 15'8").





Ground Floor

First Floor

Gross internal floor area excluding Eaves & Double Garage (approx.): 170.9 sq m (1,840 sq ft)
 Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.
 Not to Scale. Copyright © Apex Plans.

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		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(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	

Directions :: Upon entering the village via the A19, bear left at the T junction and continue along the pretty Main Street before turning right into Gracious Street where the property will be some distance along on your left hand side.

Council Tax Band :: F :: Hambleton District Council

Viewing Arrangements :: By appointment through Stephenson's in Easingwold on **01347 821145** or via e-mail to easingwold@stephensons4property.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- Messrs Stephenson's with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection From Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act.
- The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.
- No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.
- Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof.

Partners:

JF Stephenson MA (Cantab) FRICS FAAV
 IE Reynolds BSc (Est Man) FRICS
 REF Stephenson BSc (Est Man) MRICS FAAV
 NJC Kay BA (Hons) pgdipMRICS
 OJ Newby MNAEA
 JE Reynolds BA (Hons) MRICS

Associates:

CS Hill FNAEA
 M Naylor MNAEA
 N Lawrence

Regulated by RICS Stephenson's is the trading name for Stephenson's Estate Agents LLP
 Partnership No: OC404255 (England & Wales)
 Registered Office: 10 Colliergate York YO1 8BP



Stephensons

York 01904 625533
 Knaresborough 01423 867700
 Selby 01757 706707
 Boroughbridge 01423 324324
 Easingwold 01347 821145

Boulton & Cooper Stephenson's

Helmsley 01439 770232
 Pickering 01751 472724
 Kirkbymoorside 01751 432792
 Malton 01653 692151
 York Auction Centre 01904 489731