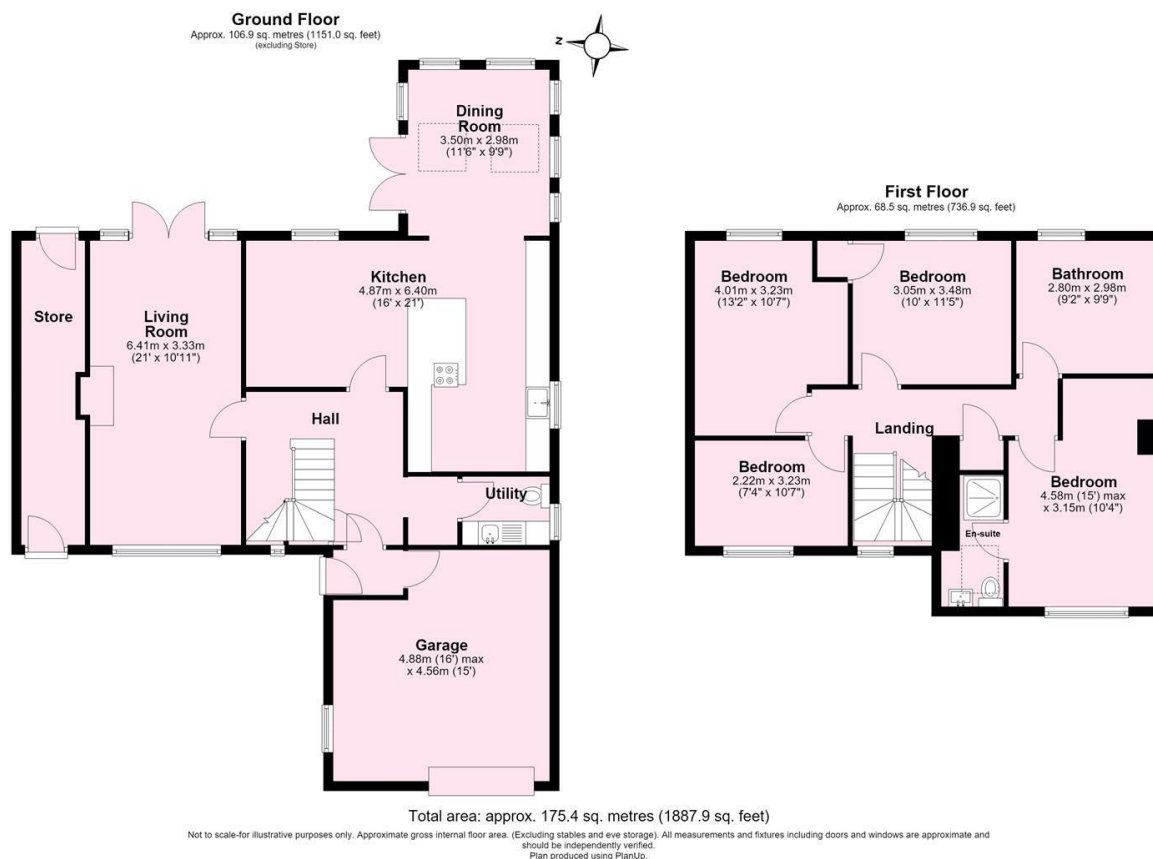




Gleddoch House Easingwold Road, Huby, York YO61
1HN

Gleddoch House is an exceptional four-bedroom detached family home, occupying a desirable non-estate position in the highly sought-after village of Huby, just north of York. Immaculately presented throughout, this impressive property enjoys delightful open countryside views to the rear and offers a generous private garden, perfect for family living and outdoor entertaining. Further benefits include ample off-road parking and an integral garage, combining practicality with an enviable village setting.

- Superb Non-Estate Family Home
- Generous & Enclosed Rear Sunny Garden
- Ample Off-Road Parking & Integral Garage
- Open Plan Kitchen / Dining & Snug Area
- Bespoke Kitchen With Central Island & White Quartz Work Tops
- Four Spacious Bedrooms, Bedroom 1 en-suite
- Utility / Guest WC
- Living Room With Log Burning Stove
- Fantastic Location With Open Views To The Rear Over Open Countryside
- Approx. 7 Miles North Of York, 4 Miles South of Easingwold & 2.5 Miles To The A19



Guide Price £595,000

Tenure: Freehold

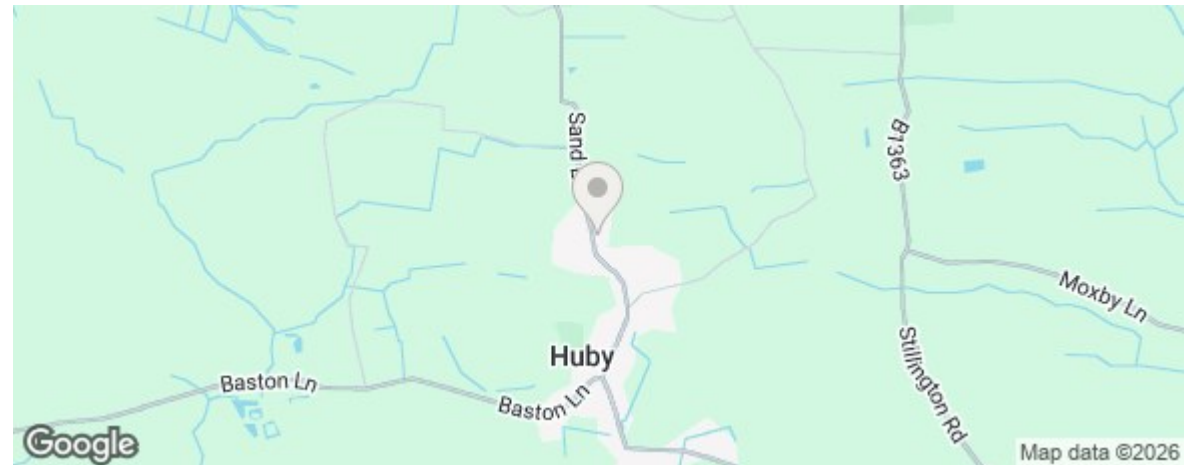
Council Tax Band: E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	65	76
England & Wales	EU Directive 2002/91/EC	



**HUDSON
MOODY**

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1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

**58 Micklegate
York
YO1 6LF**

01904 600 000

property@hudson-moody.com