



Maple Fields, Huby, York YO61 1JG Guide Price £625,000

A luxurious and surprisingly spacious brand new 3 bedroom detached property built by the highly regarded Northmead Homes, located on the rural fringes of Huby, 4 miles south of Easingwold and just under 10 miles north of York.

*** ESTIMATED COMPLETION JULY/AUGUST 2024 ***



Property Overview

Welcome to Maple Fields in Huby, a beautiful development of energy-efficient new homes with larger than average gardens, stunning rural views and high specification as standard.

Plot 9 is a quite remarkable 3 bedroom detached luxury home enjoying an enviable cul-de-sac position and features a reception hall with cloakroom/wc, 17'1" (5.20m) long sitting room with walk-in bay window and a sensibly sized study/snug.



At the heart of this home is a stunning L-shaped dining kitchen and living room with bi-folding doors off the living area out into the rear garden and a high specification kitchen with quartz worktops, dining bar, generous storage and a range of NEFF integrated appliances complemented by utility room leading off.

The first floor features a stunning principal bedroom with dressing room and stylish en-suite bathroom, 2 further double bedrooms (1 with en-suite shower room) and house bathroom.

Interior Specifications

Central Heating & Solar Energy

Air source heat pump with underfloor heating on the ground floor and radiators on the first floor plus 8 "in-roof" solar panels with a battery upgrade option available.

Flooring

Oak effect LVT flooring to hall, cloakroom, kitchen and utility room, tile effect LVT flooring to bathroom and en-suites and carpet in all other areas.

Exterior Specifications

Parking

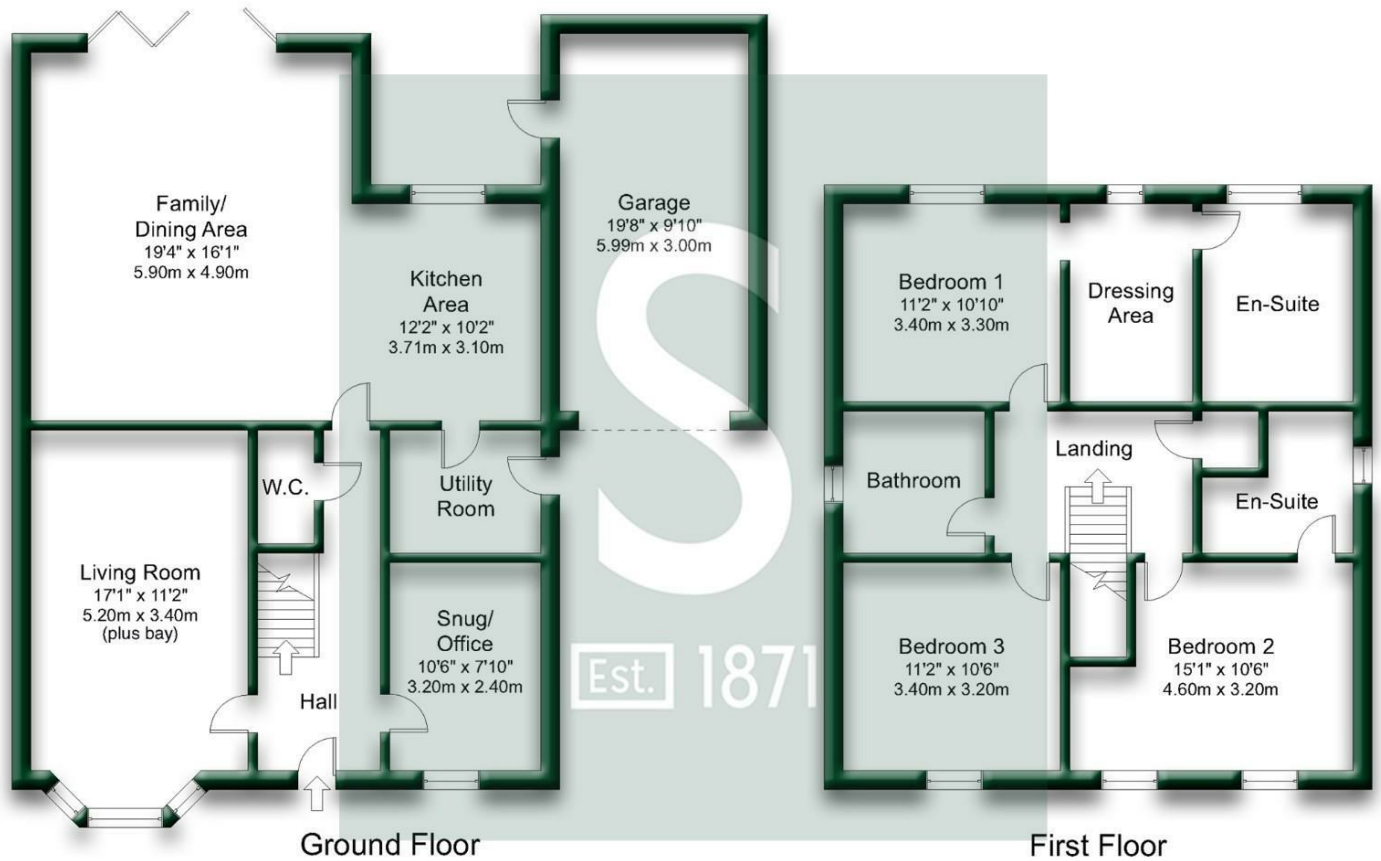
A block paved driveway will provide parking and access into an attached brick built single garage with an automated remote control insulated door and both power and light connected.

Gardens

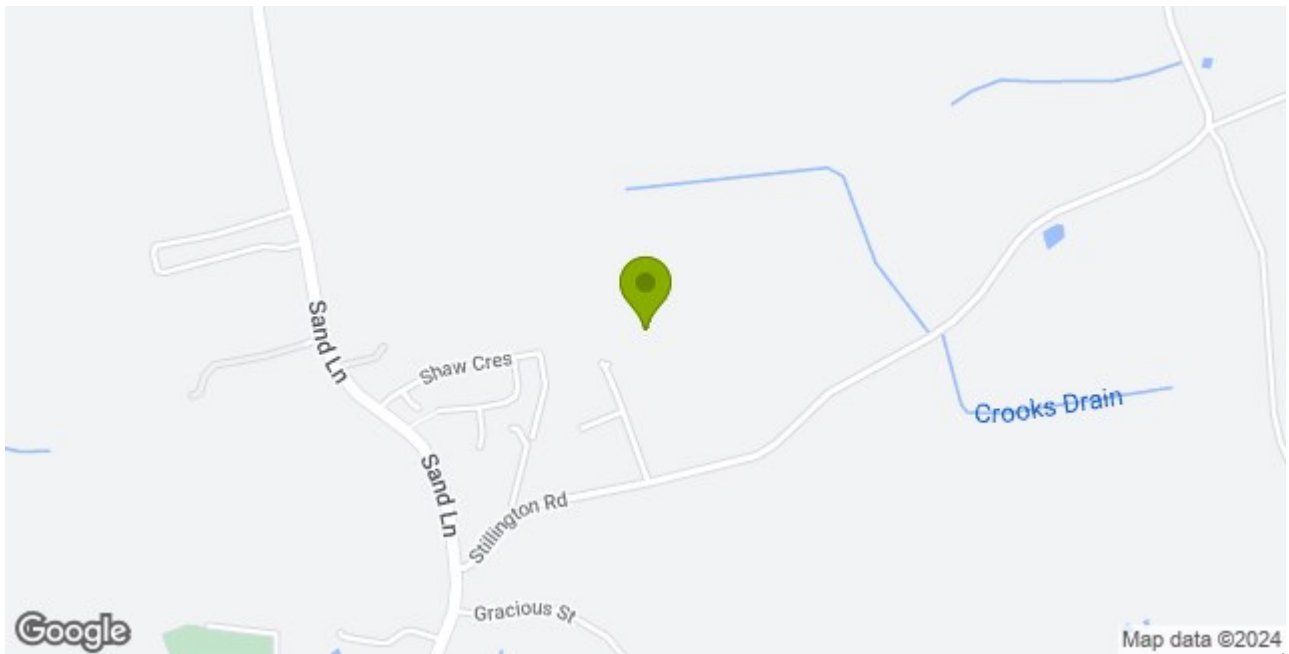
Externally, the front, side and rear gardens will all come ready turfed complemented by paved pathways and seating areas.

Peace Of Mind Warranty

Each of these luxurious new homes will come with a 10 year Structural Warranty



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Associates

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