



Tweedvale, Holly Park, Huby, Leeds, West Yorkshire, LS17 0BT

**£450,000**

Guide Price

# Tweedvale, Holly Park, Huby, Leeds, West Yorkshire, LS17 0BT

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A fantastic opportunity to purchase a charming three-bedroom village property with attractive garden, situated in this delightful position surrounded by beautiful open countryside and woodland.

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The flexible accommodation comprises a large sitting room, together with a dining room, kitchen, ground-floor bedroom and cloakroom. On the first floor there are two further large bedrooms and a bathroom. A driveway to the front provides parking and leads to a garage, whilst to the rear there is an attractive garden with lawn and patio enjoying a delightful outlook over the adjoining woodland.

The property is situated in a super location enjoying an attractive outlook in a quiet position on the edge of the popular village of Huby, well placed for daily commuting to Yorkshire's principal business districts, with a regular train services and being only a ten-minute drive from Harrogate.





## **GROUND FLOOR**

### **RECEPTION HALL**

### **SITTING ROOM**

A large reception room with stone fireplace and open fire. Windows to front and rear.

### **DINING ROOM**

A further reception room providing dining area with a window overlooking the garden.

### **KITCHEN**

With a range of fitted units and space for appliances.

### **BEDROOM**

A double bedroom.

### **CLOAKROOM**

A useful downstairs WC and washbasin.

## **FIRST FLOOR**

### **BEDROOMS**

There are two very good-sized bedrooms on the first floor with access to large eaves storage space.

### **BATHROOM**

With WC, washbasin, shower and bath.

### **OUTSIDE**

A drive provides parking and leads to a good-sized garage. To the rear there is an attractive garden with lawn, planted borders and sitting areas enjoying a delightful view over the surrounding countryside and adjoining woodland.

**Tenure - Freehold**

**Council Tax Band - F**

**EPC - F**





Total Area: 165.6 m<sup>2</sup> ... 1782 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk