



ROWAN BANK, HUBY LS17

NORTH  
RESIDENTIAL

# An immaculately presented family home in the heart of Huby.

Rowan Bank is a perfectly positioned family home boasting an unspoilt and elevated position with countryside views on your doorstep, in the premium village of Huby.

Boasting a wealth of charm and character, the property offers fantastic versatile accommodation over four floors with modern and stylish fixtures and fittings throughout – this home truly offers a fantastic lifestyle for a variety of buyers.

This unique property offers an idyllic position on the outskirts of Harrogate and offers a fantastic lifestyle with a frequent bus service and train station within walking distance, excellent road transport links to Leeds, Harrogate, the A1(M) and Leeds Bradford airport a 15-minute drive away.

There are excellent private and state schools nearby including Gateways School, Harrogate Ladies Collegiate, Ashville College and most notably the Grammar school at Leeds with conveniently located pick up and drop off points within the village.



**Tenure**  
Freehold

**Local Authority**  
Harrogate Borough Council

**Council Tax Band**  
Band F





## Property Description.

This beautifully appointed and much-loved family home has been sympathetically modernised throughout and in brief comprises; a warm and welcoming entrance hall with w/c.

This floor comprises of two large reception rooms both with beautiful feature fire surrounds and the rear sitting room benefits from garden and countryside views.

To the lower ground floor is a newly and beautifully renovated living dining kitchen which extends the length of the property. Offering bespoke built shaker style kitchen with quartz worktops, island unit and integrated appliances, a dining area overlooking the garden and a separate cosy TV/ sofa area – french doors allow access to the private garden.

To the first floor are two double bedrooms, house shower room and separate bathroom.

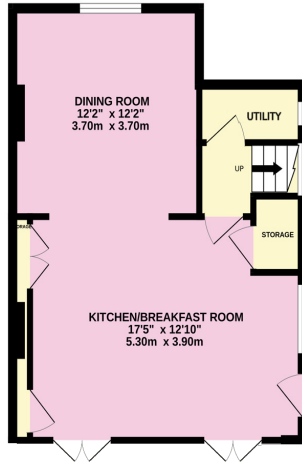
To the second floor is the master bedroom with stunning views and w/c.

Outside and to the front of the property is a gated driveway with parking for numerous cars and to the rear of the property is a privately enclosed south facing garden which is mainly laid to lawn with planted borders and patio seating area.

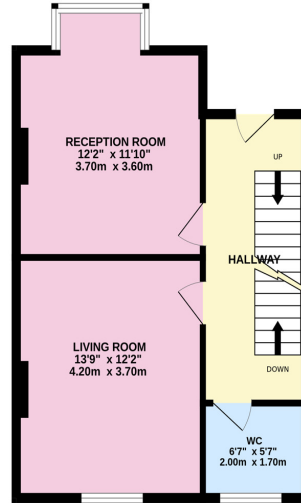
The garden boasts a real sense of privacy with fabulous countryside views over open fields – it's a perfect place to enjoy with friends and family.



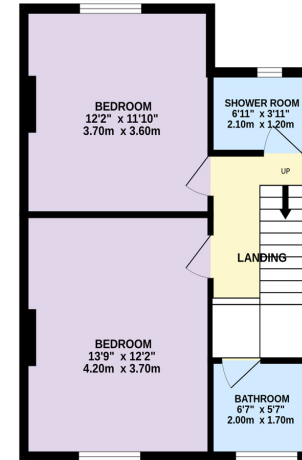
BASEMENT LEVEL  
412 sq.ft. (50.7 sq.m.) approx.



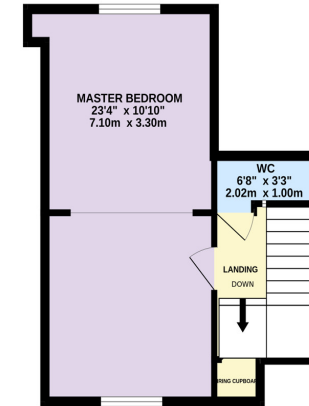
GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1664 sq.ft. (167.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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