



6 Huby Court, Harrogate Road, Huby, Leeds, LS17 0EG

£275,000

Offers Over

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A stunning 2/3 bedroom duplex apartment forming part of this exclusive purpose built gated development.

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This superb and individual apartment enjoys an attractive position adjoining open countryside, yet well placed for daily commuting to Yorkshires Principal Districts, within minutes walk of Weeton's train station and just a 10 minutes drive from Leeds Bradford airport.

Sure to appeal to a range of buyers, an early internal viewing is essential to appreciate the stylish and generous accommodation.







Extends to over 1150 square feet, the apartment opens via well presented, secure entry communal areas into a central hall with a useful cloaks cupboard.

Leading off there are two double bedrooms - the master with the added advantage of a large fitted wardrobe and modern en-suite bathroom, as well as a second shower room serving bedroom two. At the end of the hall is a fantastic open plan living space and kitchen with a vaulted ceiling and staircase up to the mezzanine level which is currently used as a study/music area. There is substantial amount of storage space on this floor including a separate, huge eaves storage room, and there is also the potential to convert into a third bedroom if desired. The light and airy living room has French doors opening out on to a Juliet balcony, and there is a space large enough to accommodate a dining table. The superb kitchen has a range of solid oak units and rear views over open fields and countryside.



### **OUTSIDE**

Allocated off road parking space.

### **AGENTS NOTE**

A second parking space is available to purchase by separate negotiation.

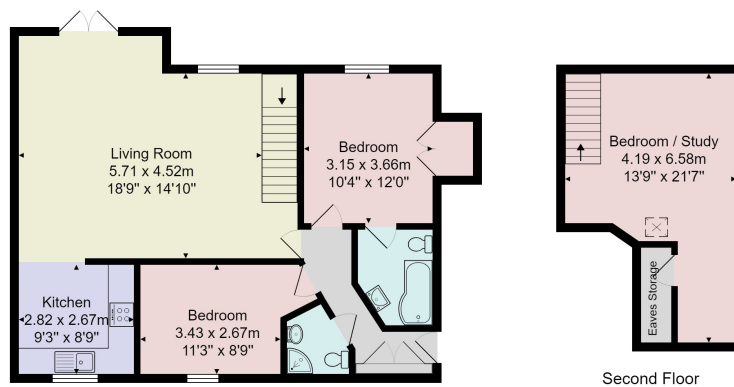
£330 per quarter service charge to cover buildings insurance, gardening, communal area cleaning, window cleaning.

**Tenure** - Freehold

**Council Tax Band** - D







First Floor

Second Floor

Total Area: 107.6 m<sup>2</sup> ... 1158 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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