



VERITY
FREARSON

1 HUBY PARK, HUBY, LS17 0EE

£650,000

I HUBY PARK,

Huby, LSI 7 OEE

A substantial and beautifully presented six-bedroom double-fronted property with accommodation extending to over 2,200 square feet arranged over three floors, with south-facing landscaped garden and parking, situated within this popular village and a minutes' walk from Weeton railway station.

This stylish home offers high-quality accommodation comprising a stunning open-plan living kitchen with living space and wood-burning stove, together with a separate reception room, large utility and downstairs WC. Upstairs, there are six double bedrooms, a modern en-suite shower room, bathroom with free-standing bath, and additional shower room.

The driveway provides parking and there is an attractive landscaped garden providing delightful outdoor sitting areas and entertaining spaces. The property is situated in the village of Huby, which has a school bus to and from the village for the Harrogate Grammar and Rosset secondary schools. Huby has excellent public transport links to Harrogate and Leeds via bus and train as well as being 10 minutes from Leeds Bradford Airport.

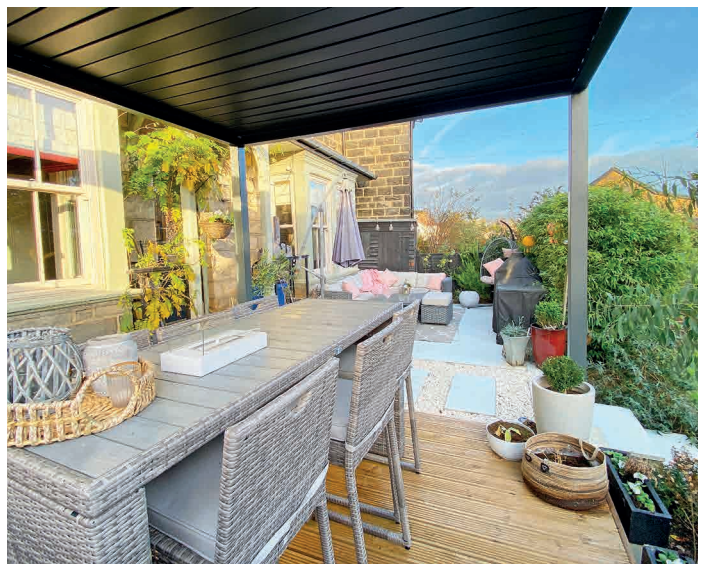


Family Room/Dining Room · Living Kitchen · Utility Room · Cloakroom

6 Bedrooms · En-Suite Shower Room · Bathroom · Shower Room

Off-Road Parking · Attractive Landscaped Garden







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

LIVING KITCHEN

A stunning open-plan kitchen and living space with generous sitting area, wood-burning stove and bay window overlooking the garden. The stylish kitchen comprises a range of modern units with induction hob, integrated double oven, dishwasher, wine fridge and pantry cupboard.

FAMILY ROOM/DINING ROOM

A further reception room with bay window overlooking the garden.

CLOAKROOM

With WC and washbasin.

UTILITY ROOM

The large utility room with fitted units and space for appliances. Fitted dog shower.

FIRST FLOOR

There are three double bedrooms on the first floor, including the main bedroom which has an en-suite shower room.

EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin set atop a vanity unit, and shower. Tiled walls and floor. Heated towel rail.

BATHROOM

A white suite comprising WC, washbasin, free-standing bath and large walk-in shower. Heated towel rail. Tiled floor.

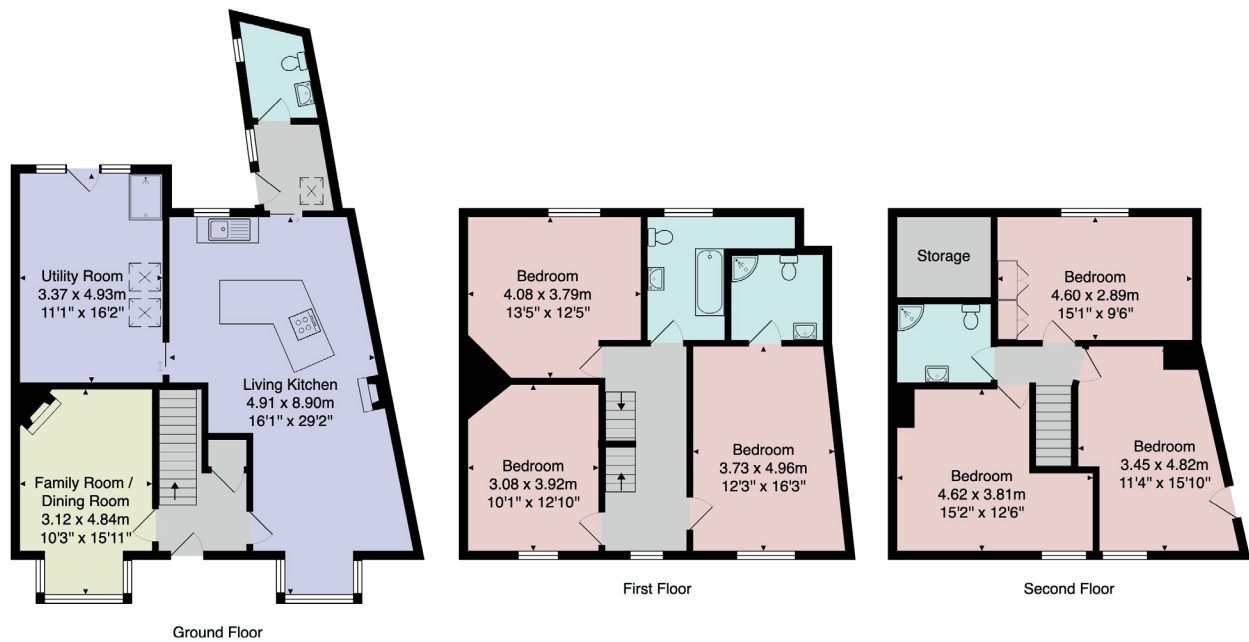
SECOND FLOOR **BEDROOMS**

There are three further good-sized double bedrooms on the second floor.

SHOWER ROOM

A white modern suite comprising WC, washbasin set within a vanity unit, and shower. Tiled walls and floor.

FLOOR PLAN



Ground Floor

First Floor

Second Floor

Total Area: 205.0 m² ... 2207 ft²

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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Outside

A block-paved drive provides parking. To the rear of the property, there is an attractive landscaped garden with paved and decked sitting areas, lawn and well-stocked planted borders.

Services

All mains services connected with the exception of gas. There is oil fired central heating.

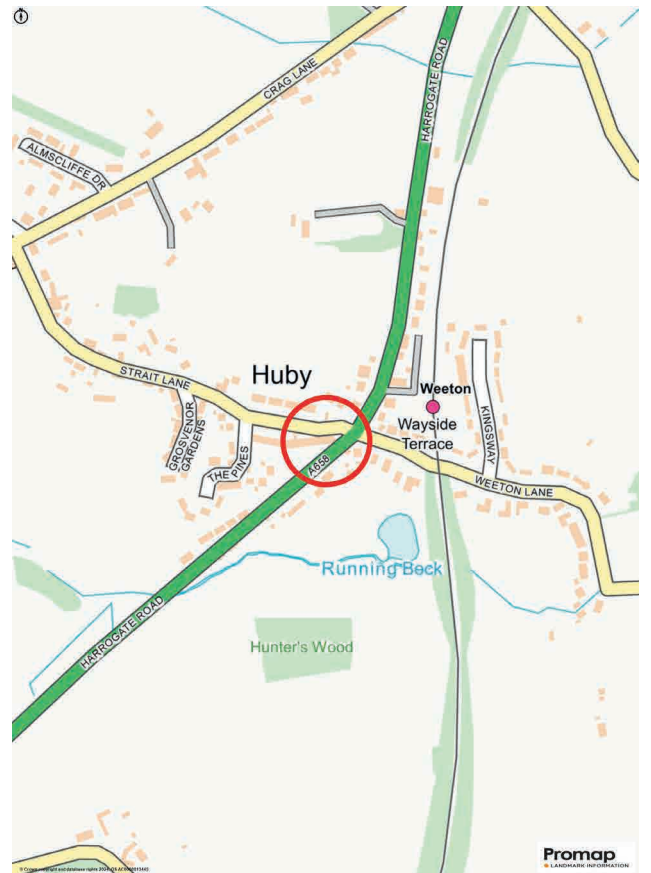
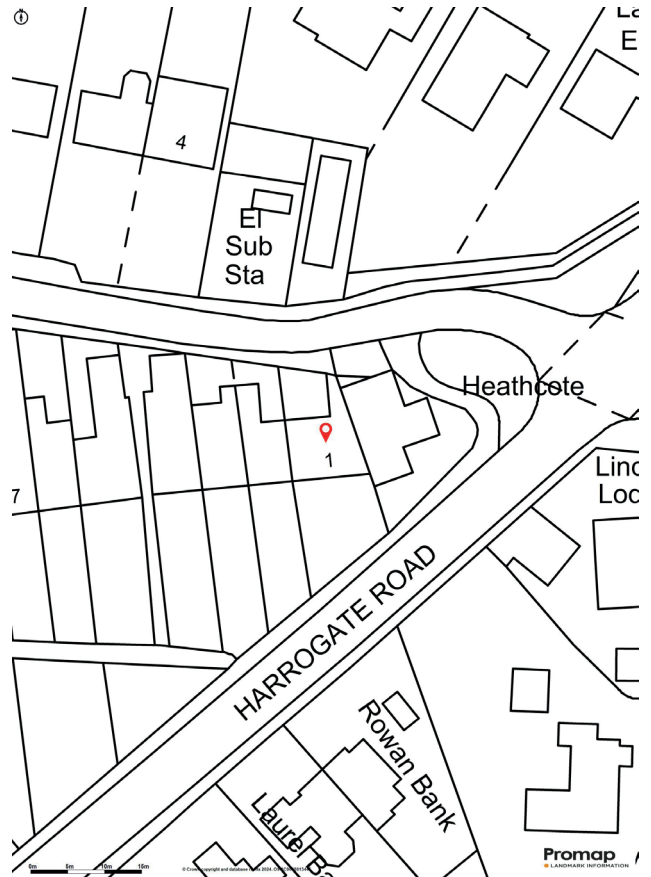
Tenure

Freehold

Agents Note

Property was updated in 2017 ie, rewired, new heating system and new double glazing.

Council Tax Band - F



Harrogate

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