



VERITY
FREARSON

THE LAURELS, STRAIT LANE, HUBY, LS17 0EA

GUIDE PRICE £1,000,000

THE LAURELS, STRAIT LANE,

Huby, LSI 7 OEA

A beautifully presented and spacious five-bedroom detached property with attractive garden and situated in this desirable location within the village of Huby.

This superb property has been updated and modernised to a high standard by the current owners to provide contemporary modern-day family living space. On the ground floor there is a spacious reception hall which leads to the large sitting room and stunning open-plan dining kitchen, each with glazed doors leading to the rear garden. In addition, there is a second reception room, large utility and downstairs WC. On the first floor, there are five good-sized bedrooms and a modern bathroom. The main bedroom has a dressing room and en-suite shower room and there is also a second en-suite shower room in bedroom 2. Electric gates lead to the driveway where there is ample parking and access to the integral double garage. The property has attractive gardens to the side and rear with lawn and paved sitting areas.

The Laurels is situated in a delightful position on Strait Lane within the desirable village of Huby, within walking distance of the railway station, which provides excellent access to Leeds, Harrogate, York and London

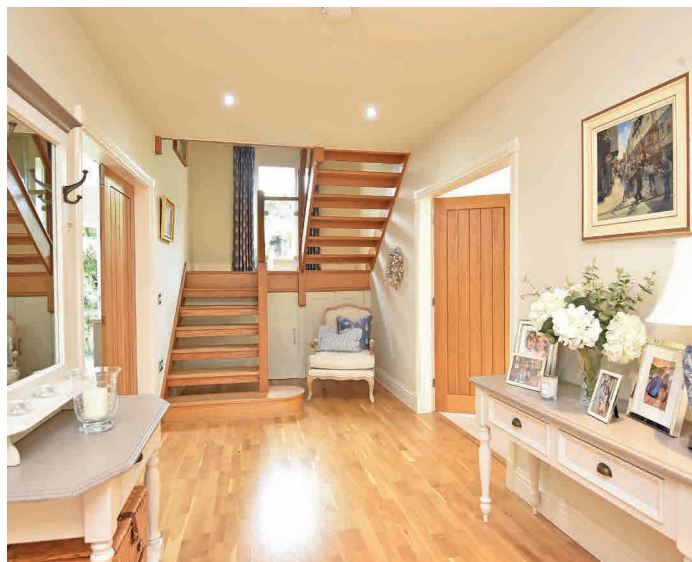


Dining Kitchen · Sitting Room · Family Room · Utility · Cloakroom

5 Bedrooms · 2 En-Suites · Bathroom

Off-Road Parking · Double Garage · Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

A spacious reception hall with attractive oak and glass staircase leading to the first floor.

SITTING ROOM

A particularly generous reception room with attractive feature fireplace with contemporary fire with smart remote control features. Fitted cabinets. Glazed doors lead to the garden.

CLOAKROOM

WC and basin set within a vanity unit.

DINING KITCHEN

A stunning open-plan kitchen and dining area with windows and glazed doors overlooking the garden, spacious dining area and tiled flooring with underfloor heating. The kitchen comprises a range of stylish and high-quality fitted units with quartz worktop, island, and breakfast bar. Boiling water Quooker tap and integrated appliances, including fridge/freezer, dishwasher and two drinks fridges.

FAMILY ROOM

A further reception room with tiled flooring and underfloor heating windows overlooking the front garden and skylight windows.

UTILITY ROOM

A large utility room with quality fitted units and granite worktops with Belfast sink, integrated fridge, integrated freezer, a roof lantern, underfloor heating and space onto plumbing for appliances. Fitted dog shower. Access to the garage.

BEDROOM 1

The large double bedroom with fitted wardrobes and dressing room.

EN-SUITE 1

The white suite comprising WC, basin set within a vanity unit and shower. Tiled walls and floor with electric underfloor heating. Heated towel rail.

BEDROOM 2

A double bedroom with fitted wardrobes.

EN-SUITE 2

A white suite with WC, basin and shower. Tiled walls and floor with electric underfloor heating. Heated towel rail.

BEDROOM 3

A double bedroom with fitted wardrobes

BEDROOM 4

A further double bedroom

BEDROOM 5

A further bedroom.

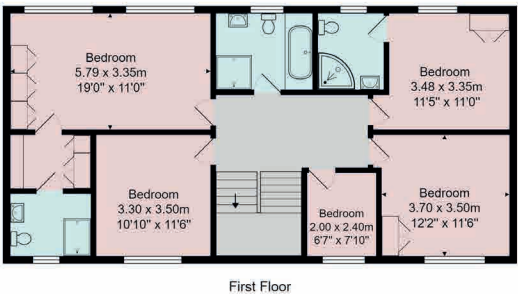
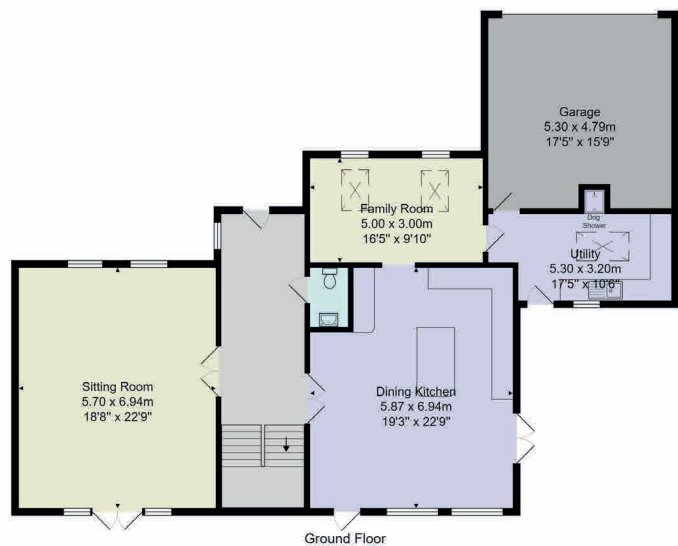
BATHROOM

A white suite with WC, washbasin, bath and large shower. Tiled walls and floor with underfloor heating. Heated towel rail.

LOFT

A pull-down ladder provides access to a large part-boarded loft, providing excellent storage space.

FLOOR PLAN



Total Area: 263.3 m² ... 2834 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

Electric gates lead to a generous block paved drive where there is ample off-road parking and access to the large integral double garage which has light, power and an electric door. There is an attractive rear garden with lawn and various paved sitting areas and well stocked planted borders.

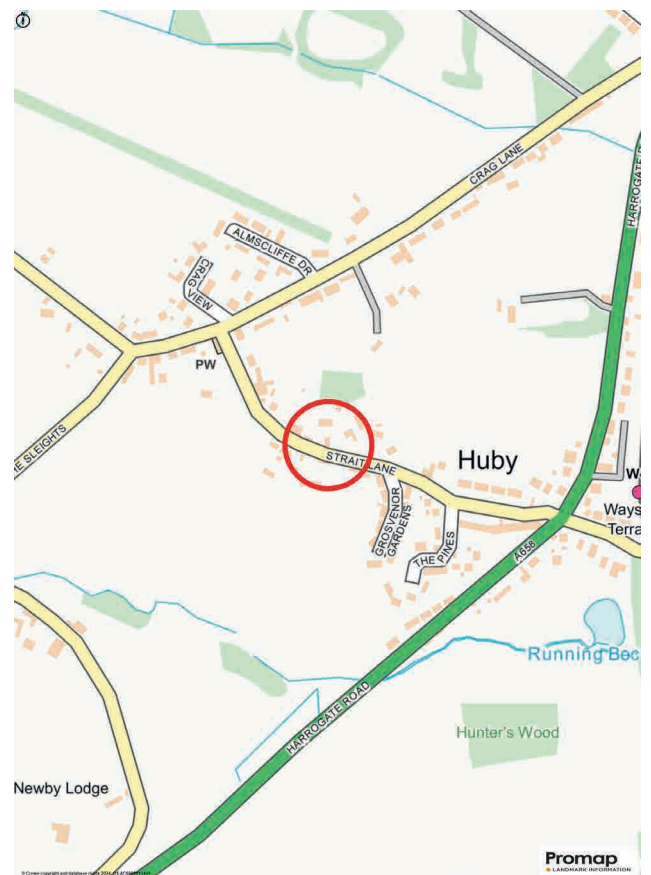
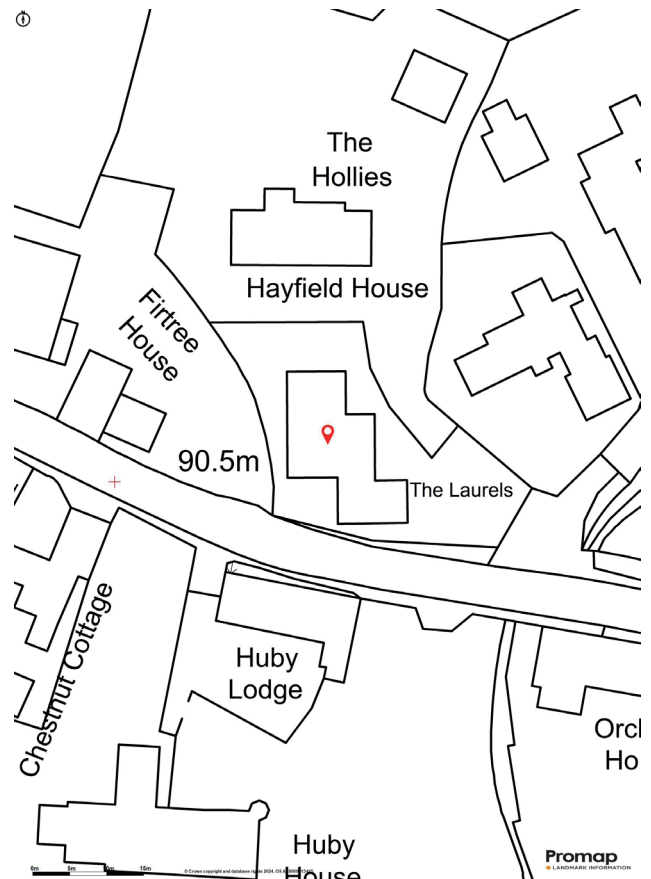
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk