



Station House, Harrogate Road, Huby, LS17 0EF

£500,000

Guide Price

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A fantastic opportunity to purchase a three-bedroomed detached house occupying a large plot with attractive gardens, in the delightful village of Huby.

The property provides generous and characterful accommodation with two reception rooms plus a dining kitchen, utility room and cloakroom, together with three double bedrooms and house bathroom. The delightful property has been very well maintained and has the advantage of solid wood double-glazed sash windows and oil-fired central heating. The property occupies a very generous plot and is surrounded by a very good-sized garden, with mature planted borders. There is a driveway which provides ample off-road parking and useful outside storerooms.

Huby is a desirable village being well served by Huby railway station providing direct access to Leeds, Harrogate and York. There are also bus services to Leeds Bradford International Airport, Ilkley and Otley.





GROUND FLOOR

SITTING ROOM

A spacious reception room with double-glazed sash windows to the front. Fitted shelving and cabinets. Attractive stone fireplace with multi-fuel stove.

DRAWING ROOM

A further reception room with double-glazed sash windows to rear overlooking the garden, Attractive fireplace.

DINING KITCHEN

With spacious dining area with glazed sliding doors to the rear. The kitchen is fitted with wall and base units, point for cooker. Window to front and exterior door to rear,

UTILITY ROOM

Fitted with wall and base units and sink. Plumbing for washing machine. Window and door to side.

CLOAKROOM

With low-level WC and washbasin. Window to side.

FIRST FLOOR

BEDROOM 1

A double bedroom with double-glazed sash window to rear overlooking the garden.

BEDROOM 2

A double bedroom with double-glazed sash window to front.

BEDROOM 3

A further double bedroom with window to side.

BATHROOM

White suite comprising low-level WC, washbasin set within a vanity unit, bath and large walk-in shower. Tiling to walls and floor, window to rear.

OUTSIDE

The property occupies a generous plot extending to one third of an acre. A driveway provides off-road parking and there are two useful outside storerooms. To the rear there is a large, attractive lawned garden with mature, well-stocked borders and paved sitting areas. There is also a **DOUBLE GARAGE** and a garden shed.

Council Tax Band - G





Ground Floor

Total Area: 169.3 m² ... 1822 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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First Floor

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