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THE HARROGATE ESTATE AGENT

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9 The Pines, Huby, North Yorkshire, LS17 0HA

£575,000

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THE HOME OF PROPERTY
• SINCE •
1921

9 The Pines, Huby, North Yorkshire, LS17 0HA

A beautifully presented four-bedroomed detached family home providing spacious accommodation, with large garden enjoying a stunning south-facing aspect and outlook from the property's elevated position, in this sought-after village.

The property is appointed to a high standard and provides generous and flexible accommodation with gas central heating and comprises a modern fitted kitchen which leads to a spacious living and dining area, together with a separate utility room, and cloakroom. On the first floor, there are four good-sized bedrooms and modern house bathroom. There is a generous driveway and double garage and a large garden which enjoys a superb outlook.

The property occupies an attractive position within the sought-after village of Huby, close to Weeton railway station, providing easy access to Leeds, Harrogate and York.





GROUND FLOOR

Glazed door to the front leads to -

RECEPTION HALL

Window to side.

SITTING / DINING ROOM

A spacious living space including a sitting area with bay window and arched windows overlooking the front garden. Fireplace with electric fire. Open plan to a spacious dining area with window to side.

SUN ROOM

Providing a further sitting area with windows. The sun room enjoys an elevated position overlooking the garden and with attractive long-distance views beyond.

KITCHEN

With a range of modern wall and base units, work surfaces and breakfast bar. Integrated appliances including an electric hob with extractor hood above, electric oven, fridge / freezer and dishwasher. Window to rear overlooking the garden.

CLOAKROOM

With WC and washbasin set within a vanity unit. Window to side.

UTILITY ROOM

Fitted work surface and plumbing for washing machine. Window and glazed exterior door to the rear.

LOWER GROUND FLOOR

Workshop and storeroom.



FIRST FLOOR

BEDROOM 1

A double bedroom with windows to front.

BEDROOM 2

A further good-sized bedroom with windows to side and rear. Fitted wardrobes.

BEDROOM 3

A further bedroom with windows to front and fitted wardrobe.

BEDROOM 4

A further bedroom with window to rear.

BATHROOM

Modern white suite comprising WC, washbasin, and bath with shower above. Window to rear. Heated towel rail.



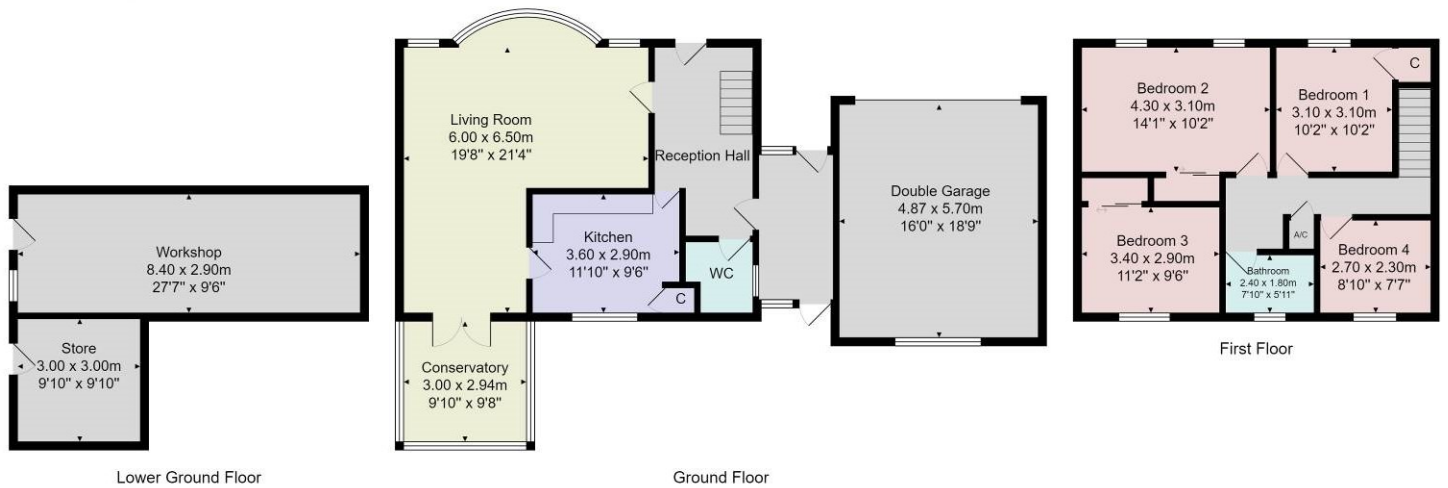
OUTSIDE

To the front of the property there is a generous driveway provides off-road parking and leads to a large **DOUBLE GARAGE**. The property occupies a very good-sized plot with attractive landscaped lawned garden to the rear with paved sitting areas and well-stocked borders, enjoying a stunning, long-distance views from the property's elevated position. Greenhouse.

Council Tax Band - F



9 The Pines, Huby



Total Area: 191.6 m² ... 2063 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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