





## 7 HUBY PARK, HUBY, LEEDS, LS17 0EE

Harrogate - 7 miles

Leeds - 12 miles

Otley - 5 miles

A1(M) - 11 miles

The property offers spacious accommodation over three floors and like others in the terrace, could be extended to the rear subject to obtaining the necessary planning approval. It also benefits from an enclosed south facing garden, outbuildings, garage and carport.

Huby itself is a popular and sought after village, some 6 miles to the south west of the spa town of Harrogate which offers an excellent and varied range of shopping and recreational facilities. There are most denominations of schools within Harrogate and both the Grammar School at Leeds and Gateways in Harewood are within easy reach. Furthermore, the Huby/Weeton Railway Station takes you into the centre of Harrogate and Leeds, the latter providing Intercity services to London's Kings Cross. Leeds/Bradford International Airport is also within a 15 minute drive.

The ground floor is accessed from the front of the house under a covered porch into a reception hall which in turn leads to the sitting room with stone fireplace surround and bay window overlooking the garden. The separate dining room has a run of fitted cupboards and shelving and a brick fireplace and leads through to the fitted kitchen with a range of wall and base units and including a cooker, dishwasher and fridge freezer. A rear entrance porch gives undercover access to an outside store/utility, oil tank store and the garage.

At first floor level there are two double bedrooms and a house bathroom with two additional bedroom and eaves storage area on the second floor. The whole of the second floor could be combined to make a principal bedroom suite if preferred.

**A YORKSHIRE STONE VICTORIAN TERRACE HOUSE OFFERING SCOPE FOR EXTENSION AND MODERNISATION WITH LOVELY SOUTH FACING VIEWS TOWARDS OPEN COUNTRYSIDE IN THE POPULAR VILLAGE OF HUBY SOME 7 MILES SOUTH OF HARROGATE.**





Outside, there is a carport with direct access from the road and beyond this is a single garage. There is an enclosed courtyard to the rear of the house.

The formal gardens are principally at the front of the house in two sections including a gravelled area with mature borders a paved terrace and ornamental pond. The second area is a vegetable garden and the two are bisected by a pedestrian right of way exclusively for residents only.

## ADDITIONAL INFORMATION

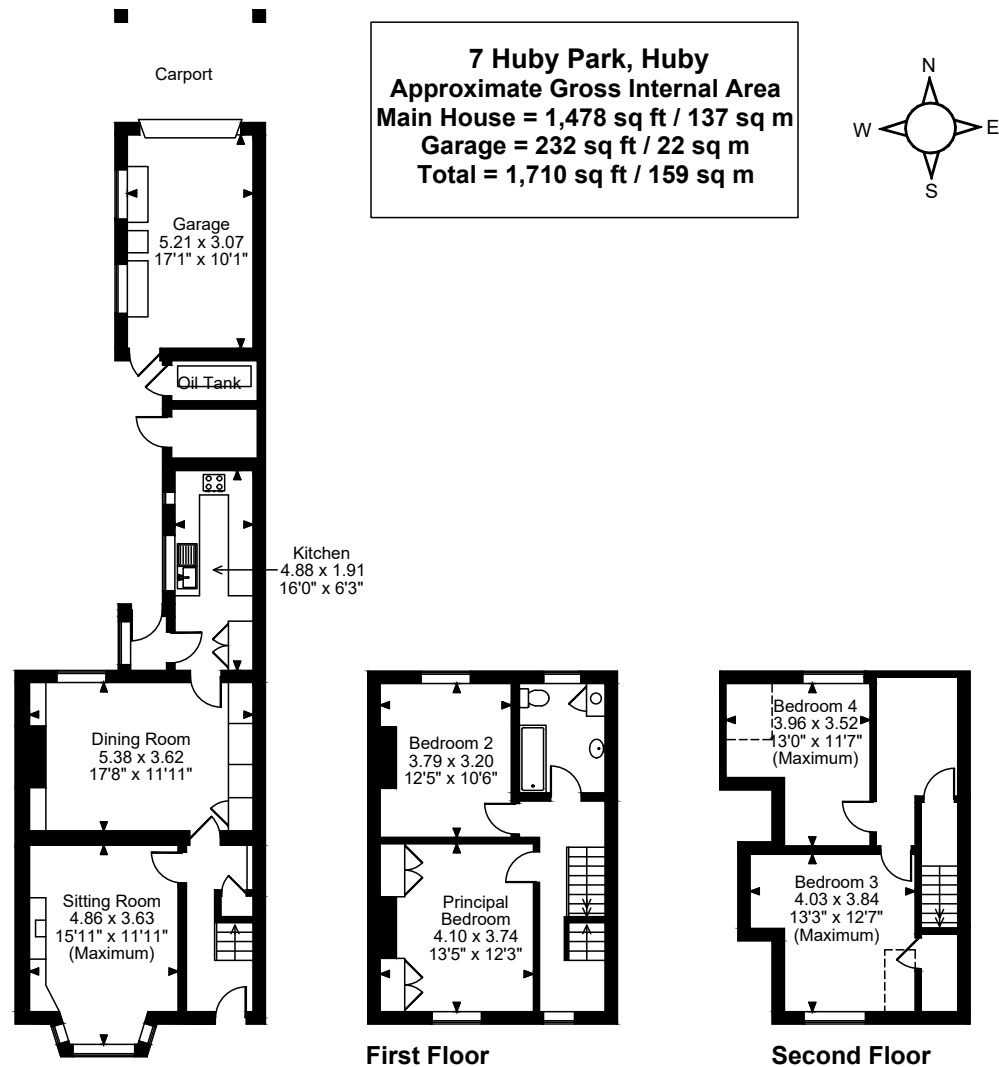
**Tenure:** We are advised that the property is freehold.

**Services:** Oil fired central heating system.

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - 01423 523423.

**Directions - LS17 0EE:** Leaving Harrogate on the A61 towards Leeds, continue through Pannal and at the second roundabout turn right onto the A658 towards Pool in Wharfedale and Otley. After approximately 1 mile, upon entering Huby, continue to the centre and at the crossroads turn right into Strait Lane and the house is approximately 200 yards on the left.





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 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Harrogate & Leeds 01423 523423**  
 harrogate@carterjonas.co.uk  
 Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

**carterjonas.co.uk**  
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