



HUNTERS[®]
HERE TO GET *you* THERE



Kingsway, Huby, LS17

£279,995

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A charming property located in the desirable area of Kingsway, Huby, LS17.

This delightful home is nestled in an enviable location and benefits from breath-taking views across the countryside.

Once inside, there is a small but welcoming entrance hall, a useful utility area with WC, a spacious sitting room and a thoughtfully designed and well-equipped kitchen/diner that overlooks the pretty garden and the stunning views. In addition there is a separate versatile living space. Upstairs, the property benefits from two generously sized bedrooms and a third room currently being used as an office and a modern house bathroom.

Outside, you will appreciate the attractive exterior and well-maintained surroundings. The garden offers a truly wonderful space where you can fully appreciate the views and the countryside. The property benefits from off street parking, and with Weeton train station within easy reach the property is well -connected to nearby towns and cities, ensuring that commuting is a breeze.

This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. If you are looking to buy, this home is sure to meet your needs and exceed your expectations. Do not miss the chance to make this delightful property your own. Comes to market with no onward chain.

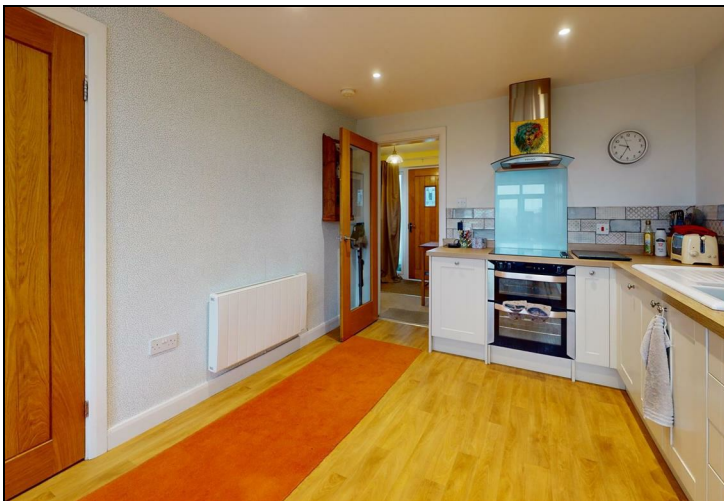
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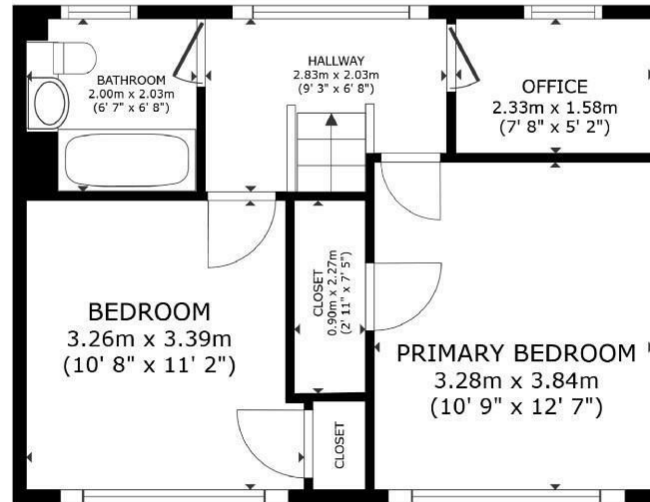
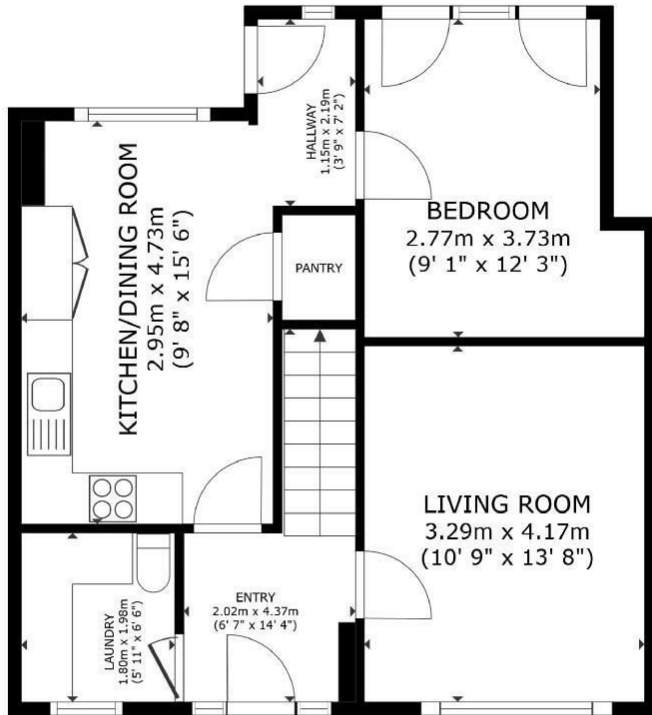
KEY FEATURES

- SPACIOUS BEDROOMS FOR COMFORT
- MODERN KITCHEN WITH APPLIANCES
 - BRIGHT, AIRY LIVING SPACES
 - STYLISH BATHROOM DESIGN
- LARGE GARDEN WITH STUNNING VIEWS
 - AMPLE PARKING AVAILABLE
 - CLOSE TO LOCAL SCHOOLS
- EASY ACCESS TO TRANSPORT LINKS
 - NO ONWARDS CHAIN
 - EPC RATING E









GROSS INTERNAL AREA
FLOOR 1 53.9 m² (580 sq.ft.) FLOOR 2 40.6 m² (437 sq.ft.)
TOTAL : 94.5 m² (1,018 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



AGENTS NOTES

Tenure: Freehold

Council Tax Band B North Yorkshire Council

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

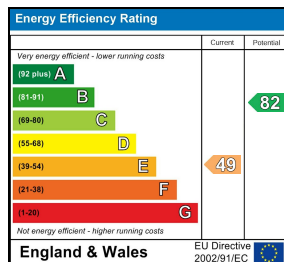
ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £36 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

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