



WILLOW BECK HOLLY PARK, HUBY LS17 0BT

Asking price £575,000

FEATURES

- Beautiful Location On The Edge Of This Pretty North Yorkshire Village
- Four Bedrooms, Two Reception Rooms, Kitchen & Utility Room
- Spacious Garden Backing On To Woodland
- EPC Rating G / Tenure Freehold / Council Tax G
- Detached House With Lots Of Potential
- Valuable Downstairs Cloaks WC, First Floor House Bathroom
- Great Parking, Large Garage & A Workshop
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

4 Bedroom Detached Property With Great Gardens Parking & Garage

Offering an outstanding opportunity to purchase a lovely proportioned four bed roomed detached home with ample parking, a garage, a workshop and a good sized garden that backs on to woodland. In need of modernisation, this house offers the new owner the flexibility and potential to extend (subject to gaining the required planning approvals) and create a fine home within this highly attractive and sought after location within the village of Huby. The accommodation currently incorporates a large entrance hallway with a valuable downstairs cloak's wc off. A light and airy sitting room enjoys a dual aspect, the dining room looks out over the rear garden and adjoins the kitchen, which in turn has a utility off. There are four bedrooms in total and a house bathroom. The property is situated in a great location enjoying an attractive outlook in a quiet position on the edge of the popular village of Huby, well placed for daily commuting to Yorkshire's principal business districts, with a regular train services from the nearby Weeton Station (approximately a 10 minute walk from the house) to Leeds, Harrogate and further afield. To arrange your appointment to view, please contact Shankland Barraclough Estate Agents.

The accommodation with OIL FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway

Door with two glazed insets and matching windows to either side, open tread staircase to the first floor and a central heating radiator.

Downstairs Cloaks WC

Fitted with a low level wc and a wash hand basin.

Sitting Room 24'10" x 13'3" (7.57m x 4.04m)

Brick fireplace, two central heating radiators and windows to both the front and rear elevations.

Dining Room 14'2" x 8'11" max (4.32m x 2.72m max)

Two sets of patio doors to the rear garden and a central heating radiator.

Kitchen 16'4" x 10' (4.98m x 3.05m)

Fitted kitchen units to two walls with a sink inset and a window to the rear. Range

style cooker and the old oil fired range that heats the water and the radiators. Central heating radiator.

Utility Room

Fitted wall and base units having worksurfaces over, space and plumbing for a washer, window to the side elevation and a door to the rear garden.

Bedroom 14' x 13'7" (4.27m x 4.14m)

Fitted wardrobes, a central heating radiator and a window to the front elevation.

Landing

Two useful eaves storage cupboards.

Bedroom 15' x 9'11" (4.57m x 3.02m)

Fitted wardrobes, a central heating radiator, windows to the side and rear elevations.

Bedroom 11'1" x 10'11" (3.38m x 3.33m)

Fitted double wardrobe, a central heating radiator and a window to the side elevation.

Bedroom 9'9" x 8'9" (2.97m x 2.67m)

Central heating radiator and a window to the side elevation.

House Bathroom

An older suite that includes a shower cubicle, bath, wash hand basin and a low level wc. Central heating radiator and a window to the rear.

Garage 17'8" max x 15'10" (5.38m max x 4.83m)

Doors to the front and rear.

Workshop 22' x 6'7" (6.71m x 2.01m)

Located to the rear of the property, this detached brick outbuilding has been used as a workshop for many a year.

Gardens & Parking

To the front there is ample parking to the semi circular driveway with a lawn in front and shrubs to the edges. Moving around to the rear is a lovely proportioned



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garden, predominately laid to lawn and with a selection of mature trees. A lovely feature of the garden is that it backs onto woodland so is not directly overlooked.

Tenure And Services

Tenure: Freehold

Mains Water & Electric are connected. There is no gas to the property.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Standard Broadband up to 29 Mbps download speed is available to this property. Mobile Phone coverage is available to three of the four main carriers being Three, O2 and Vodafone. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax North Yorkshire Council

North Yorkshire Council Tax Band G. For further details on Harrogate Area Council Tax Charges please visit www.northyorks.gov.uk

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Offer Acceptance & AML Regulations

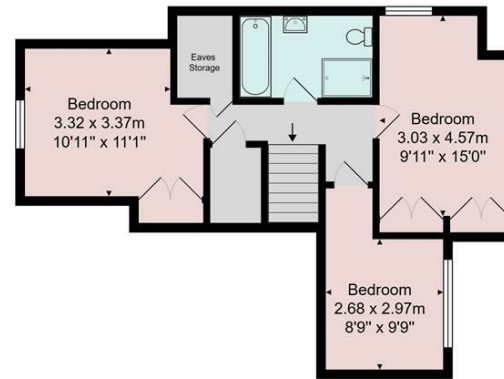
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



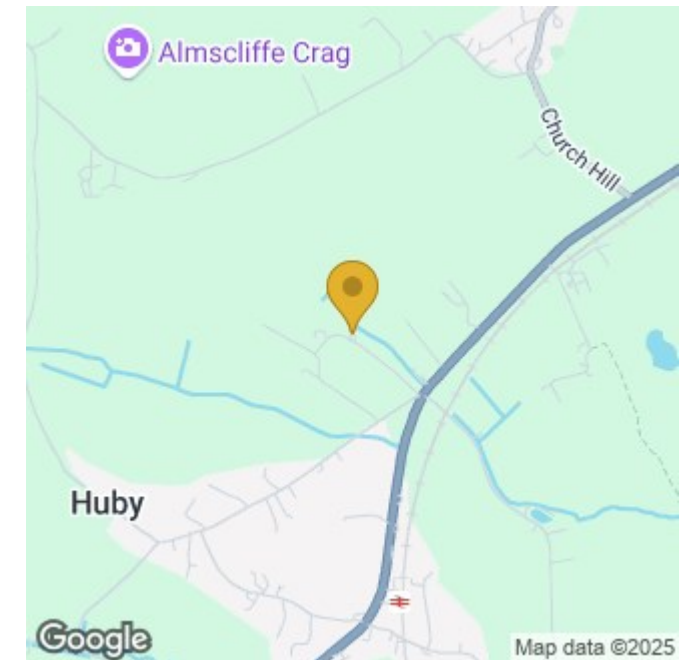
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Total Area: 201.2 m² ... 2166 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		74
	14	
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



T: Call us on 01943 889010
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